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Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

Area Name / Number: SIR to Lake Morton / Area 58

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 502

Range of Sale Dates: 1/2003 - 12/2005

| Sales – Improved Valuation Change Summary | | | | | | |
|---|-----------|-----------|-----------|------------|--------|---------|
| | Land | Imps | Total | Sale Price | Ratio | COV |
| 2005 Value | \$92,700 | \$230,200 | \$322,900 | \$362,800 | 89.0% | 16.91% |
| 2006 Value | \$124,600 | \$233,400 | \$358,000 | \$362,800 | 98.7% | 11.47% |
| Change | +\$31,900 | +\$3,200 | +\$35,100 | | +9.7% | -5.44% |
| % Change | +34.4% | +1.4% | +10.9% | | +10.9% | -32.17% |

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -5.44% and -32.17% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

| | Land | Imps | Total |
|-----------------------|-----------|-----------|-----------|
| 2005 Value | \$94,600 | \$218,300 | \$312,900 |
| 2006 Value | \$127,200 | \$218,300 | \$345,500 |
| Percent Change | +34.5% | +0.0% | +10.4% |

Number of improved Parcels in the Population: 4190

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

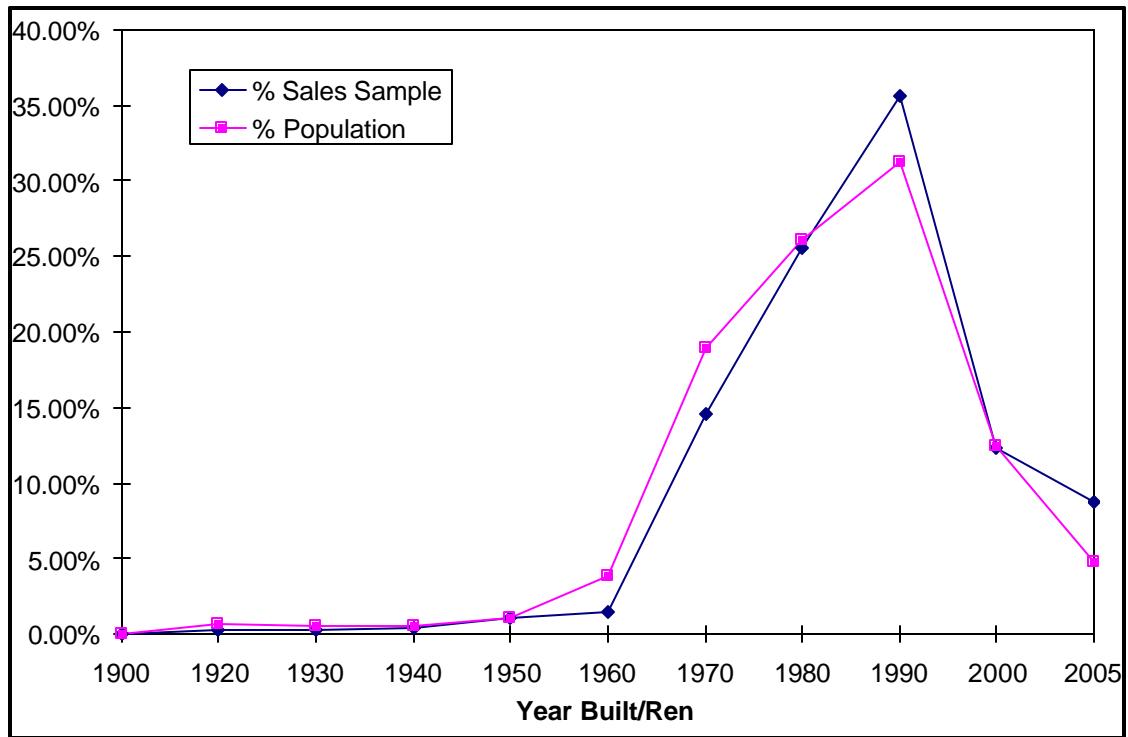
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

| Sales Sample | | |
|---------------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1900 | 0 | 0.00% |
| 1920 | 1 | 0.20% |
| 1930 | 1 | 0.20% |
| 1940 | 2 | 0.40% |
| 1950 | 5 | 1.00% |
| 1960 | 7 | 1.39% |
| 1970 | 73 | 14.54% |
| 1980 | 128 | 25.50% |
| 1990 | 179 | 35.66% |
| 2000 | 62 | 12.35% |
| 2005 | 44 | 8.76% |
| | 502 | |

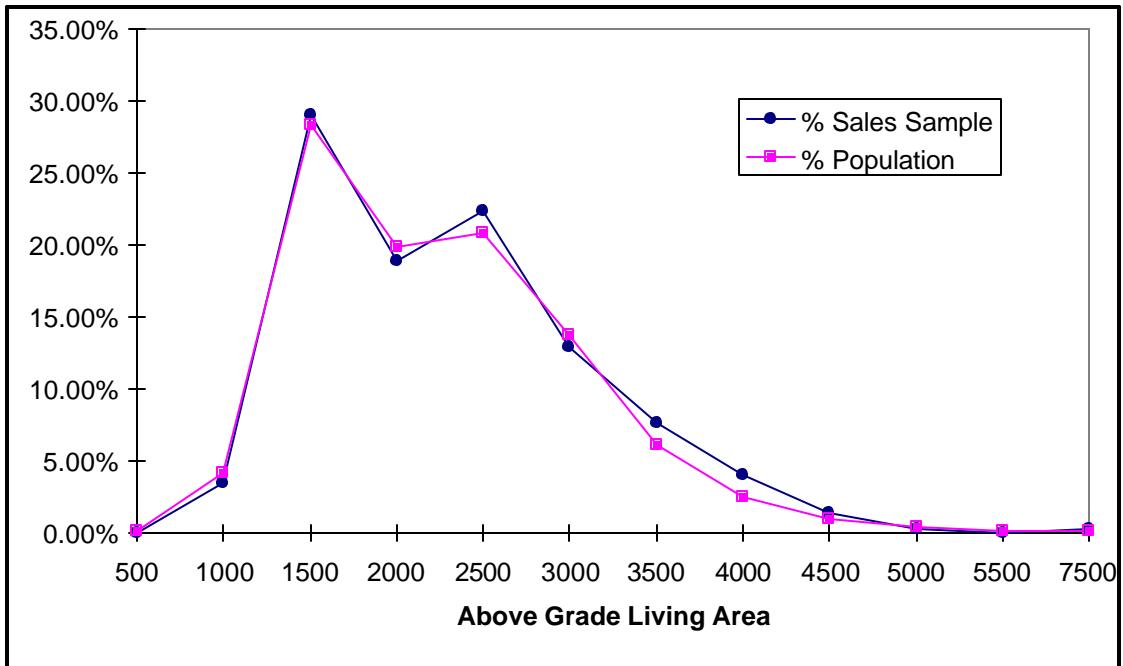
| Population | | |
|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1900 | 1 | 0.02% |
| 1920 | 26 | 0.62% |
| 1930 | 21 | 0.50% |
| 1940 | 24 | 0.57% |
| 1950 | 47 | 1.12% |
| 1960 | 159 | 3.79% |
| 1970 | 791 | 18.88% |
| 1980 | 1092 | 26.06% |
| 1990 | 1308 | 31.22% |
| 2000 | 522 | 12.46% |
| 2005 | 199 | 4.75% |
| | 4190 | |



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

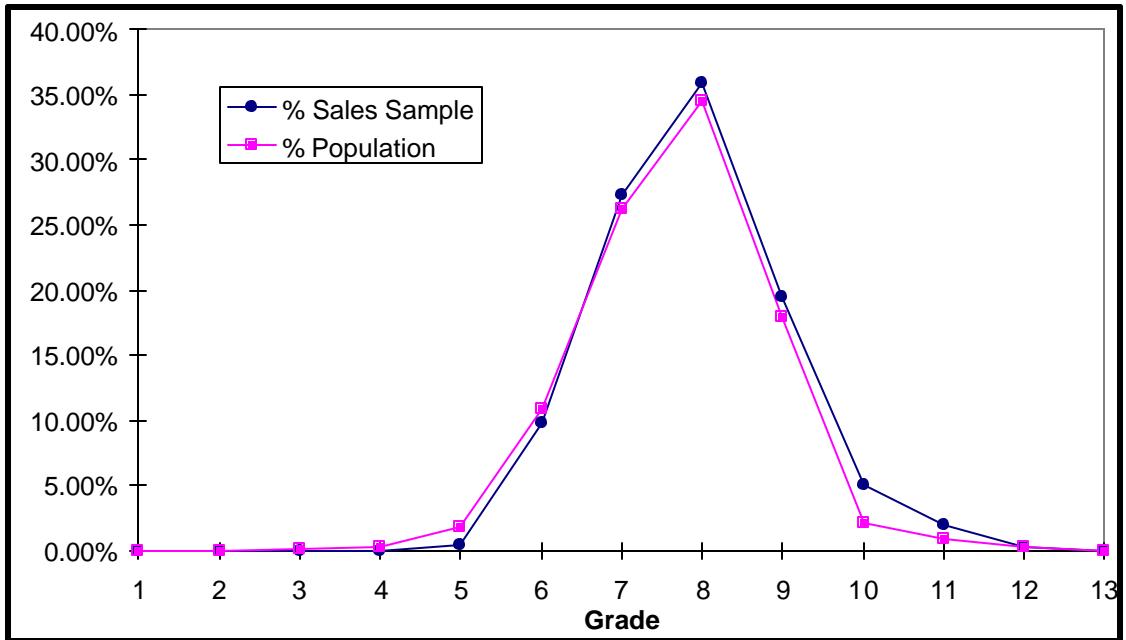
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA | Frequency | % Sales Sample | AGLA | Frequency | % Population |
| 500 | 0 | 0.00% | 500 | 4 | 0.10% |
| 1000 | 17 | 3.39% | 1000 | 171 | 4.08% |
| 1500 | 146 | 29.08% | 1500 | 1185 | 28.28% |
| 2000 | 95 | 18.92% | 2000 | 952 | 19.90% |
| 2500 | 112 | 22.31% | 2500 | 875 | 20.88% |
| 3000 | 65 | 12.95% | 3000 | 578 | 13.79% |
| 3500 | 38 | 7.57% | 3500 | 254 | 6.06% |
| 4000 | 20 | 3.98% | 4000 | 106 | 2.53% |
| 4500 | 7 | 1.39% | 4500 | 41 | 0.98% |
| 5000 | 1 | 0.20% | 5000 | 13 | 0.31% |
| 5500 | 0 | 0.00% | 5500 | 7 | 0.17% |
| 7500 | 1 | 0.20% | 7500 | 4 | 0.10% |
| | 502 | | | 4190 | |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

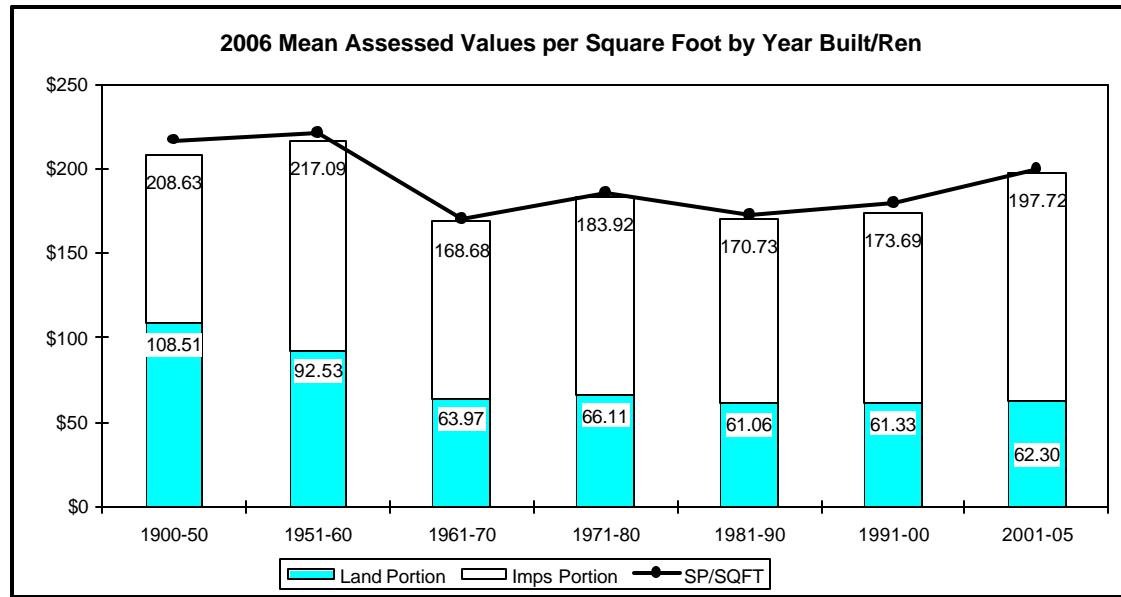
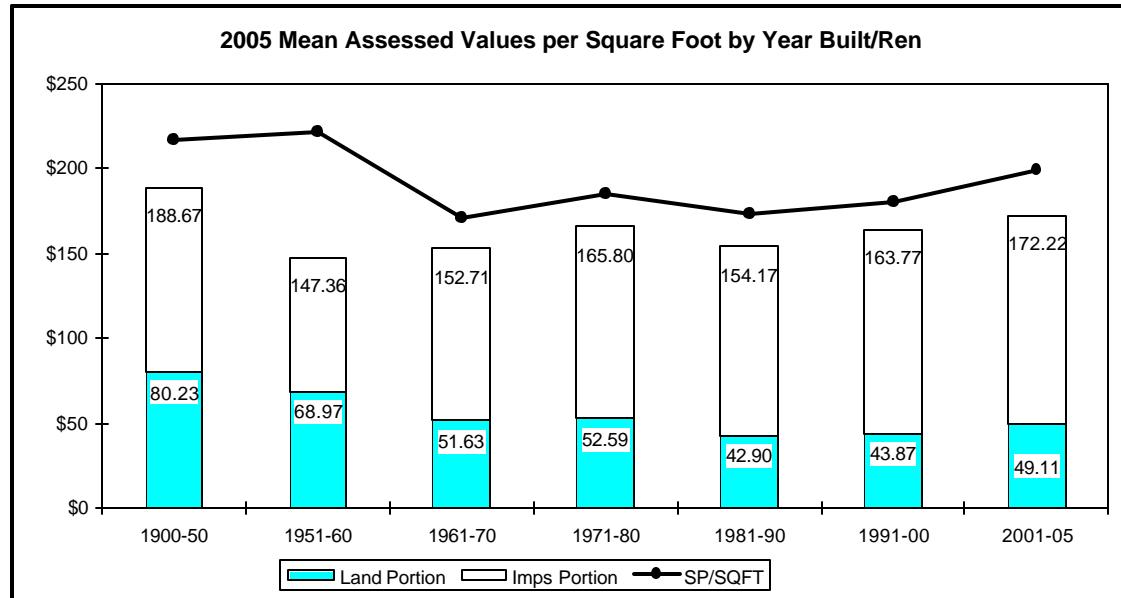
Sales Sample Representation of Population - Grade

| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade | Frequency | % Sales Sample | Grade | Frequency | % Population |
| 1 | 0 | 0.00% | 1 | 0 | 0.00% |
| 2 | 0 | 0.00% | 2 | 0 | 0.00% |
| 3 | 0 | 0.00% | 3 | 4 | 0.10% |
| 4 | 0 | 0.00% | 4 | 13 | 0.31% |
| 5 | 2 | 0.40% | 5 | 72 | 1.72% |
| 6 | 49 | 9.76% | 6 | 458 | 10.93% |
| 7 | 137 | 27.29% | 7 | 1379 | 26.29% |
| 8 | 180 | 35.86% | 8 | 1379 | 34.50% |
| 9 | 98 | 19.52% | 9 | 751 | 17.92% |
| 10 | 25 | 4.98% | 10 | 85 | 2.03% |
| 11 | 10 | 1.99% | 11 | 38 | 0.91% |
| 12 | 1 | 0.20% | 12 | 11 | 0.26% |
| 13 | 0 | 0.00% | 13 | 0 | 0.00% |
| 502 | | | 4190 | | |



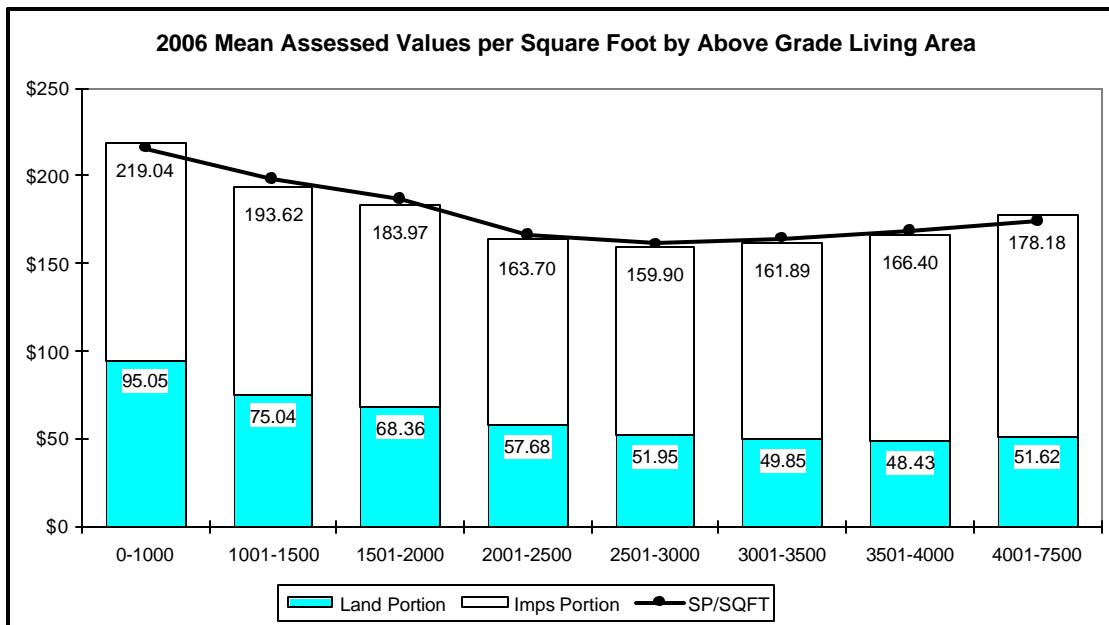
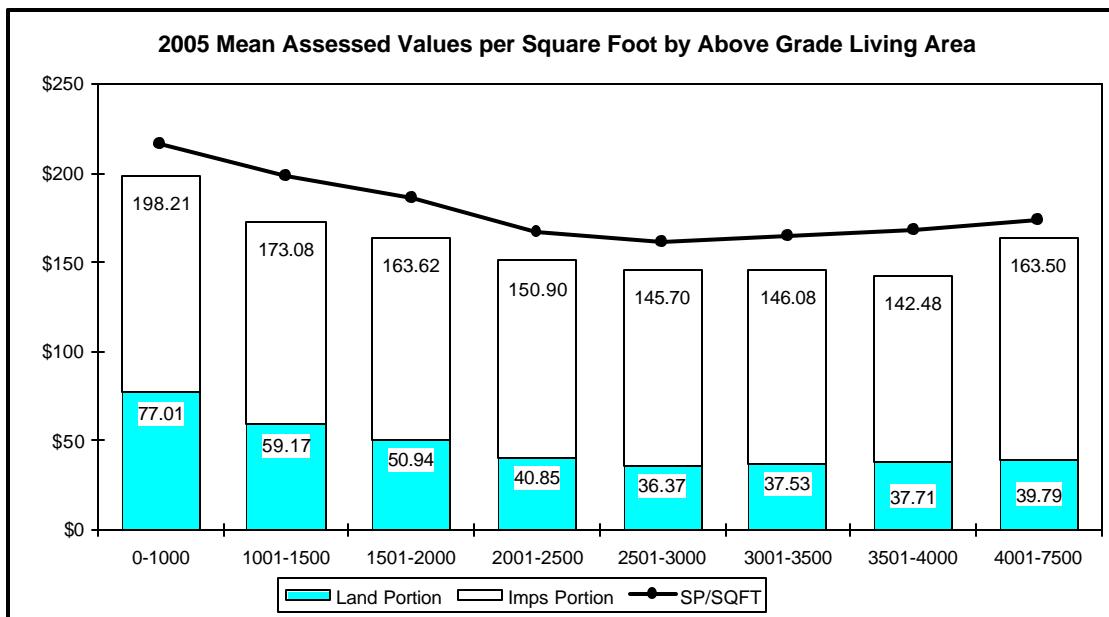
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated



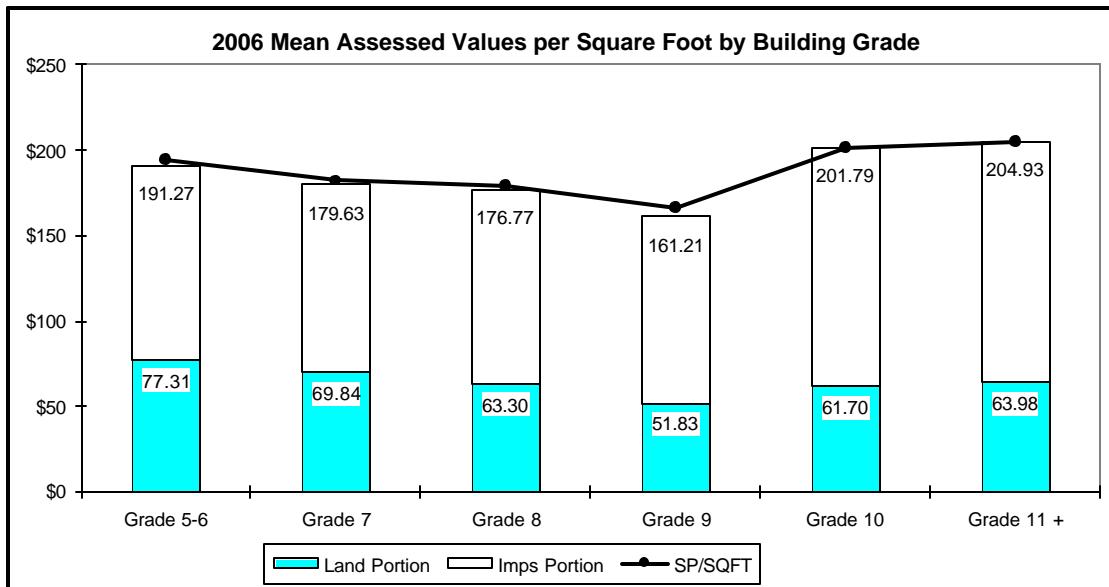
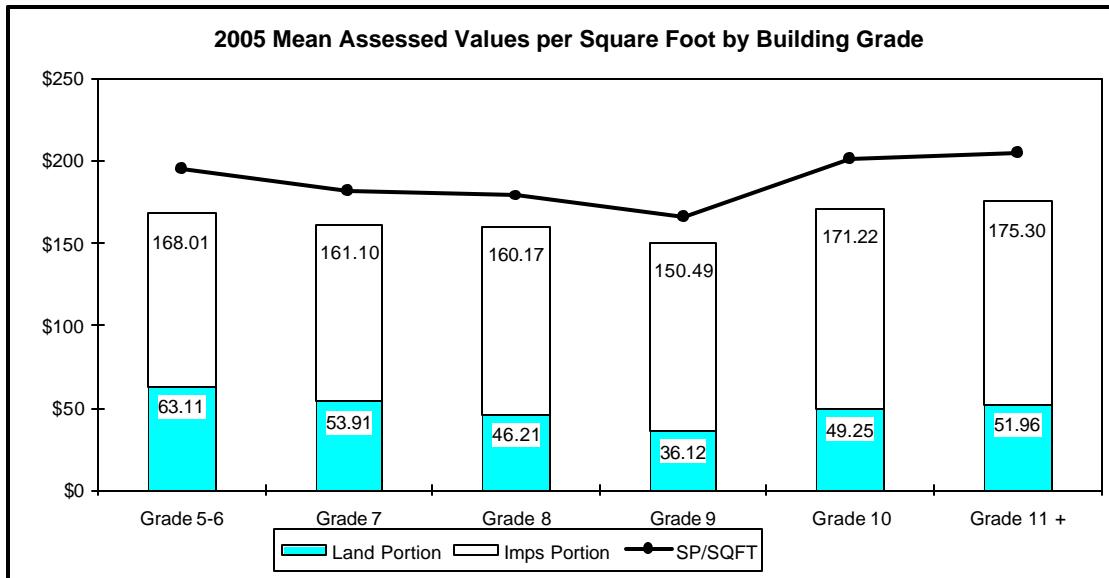
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area



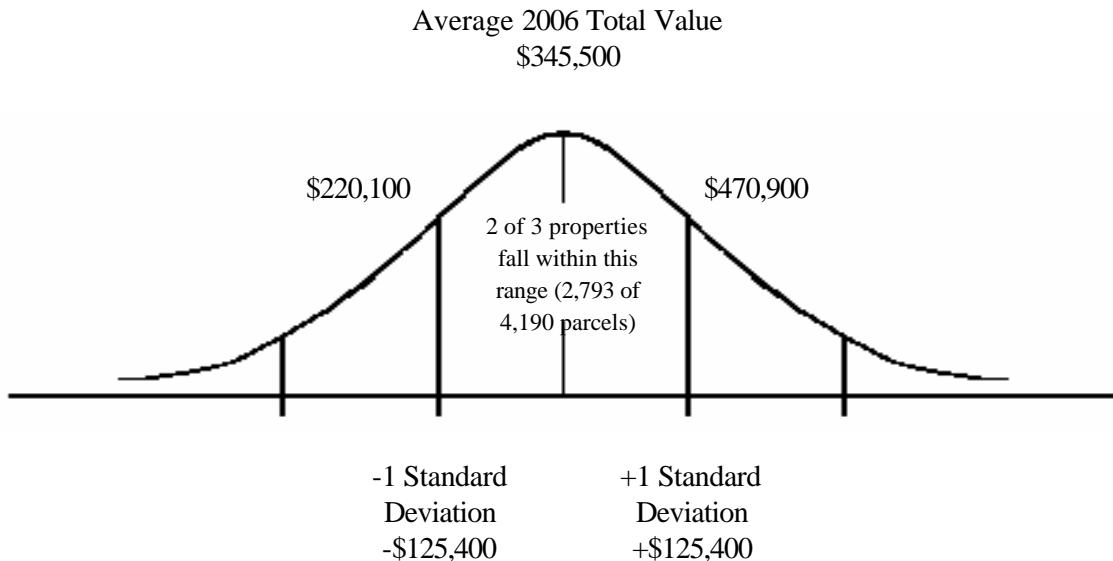
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary

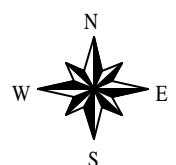
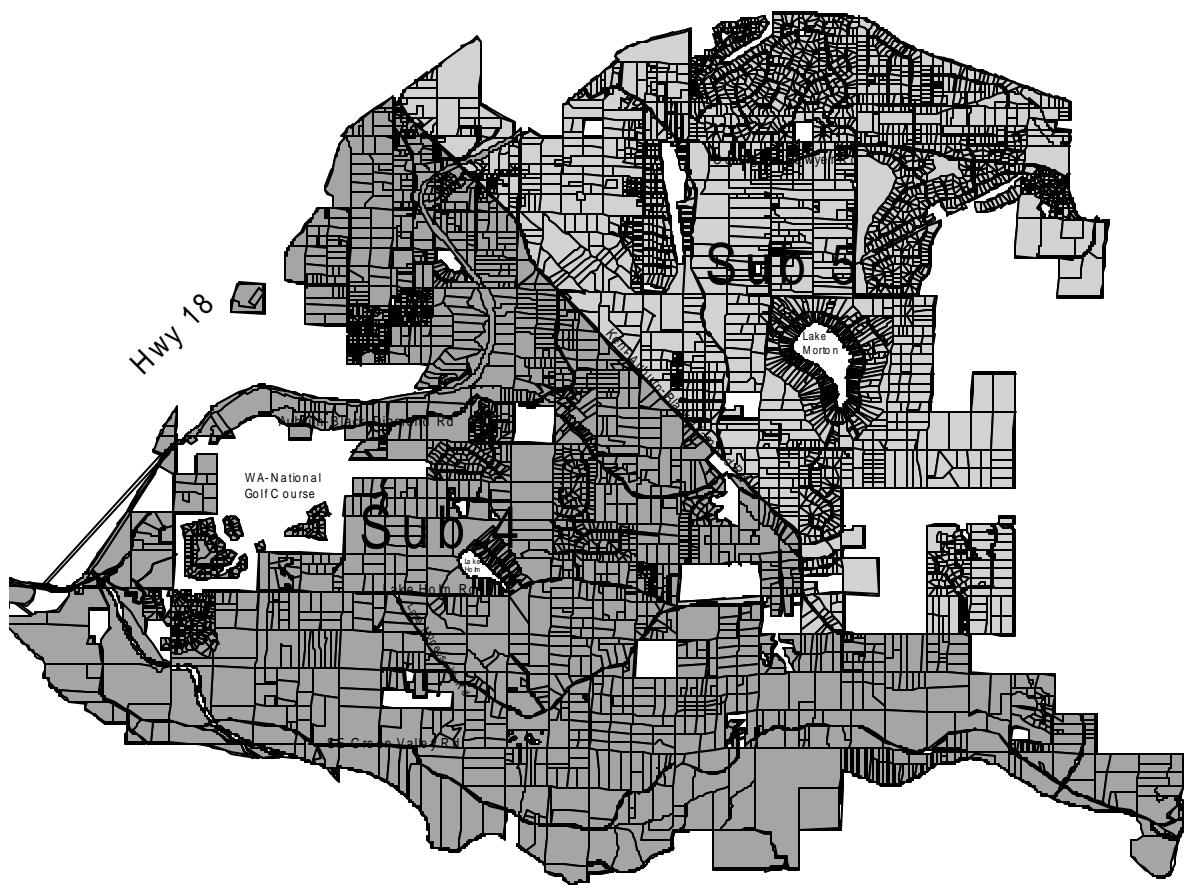


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

AREA 58



Analysis Process

Appraisal Team Members and Participation

The valuation for this area was done by the appraisal team of SE District-V. The degree of participation varied according to individual skill in relevant areas.

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Sir to Lake Morton

Boundaries:

Area 58 is bounded by the railroad tracks south of Covington business center and runs south westerly of Lake Sawyer and down to the Green River. Then along the Green River to Highway 18, then north on Highway 18 back to Covington.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 58 is a very large and diverse area comprised of a mixture of rural acreage, older plats, newer plats and older pre 1950's homes on large acreage. The market primarily contains homes of mixed quality located in tax lots or platted neighborhoods. It is considered to be a transitional area with older homes of lower quality adjacent to newer homes of substantially higher quality. Two commercial centers are Covington to the north and Auburn to the south which is accessed via Highway 18. In the southern portion down the Green River Valley, in addition to large horse ranch equestrian type properties many properties are used for local agricultural use and hold an open space or current use designation. Numerous local farms such as the Hamakami and Canterbury Berry Farms along Green Valley Road produce flowers, fresh fruits and vegetables during the spring and summer harvest season. There are some waterfront properties along the Green River, Lake Holm and Lake Morton. A third small lake called Lake Moneysmith is a bog lake with no improved properties. Properties along the Green River are predominantly pre-1970's lower grade quality homes with some scattered higher grade newer homes. The area is typically non homogeneous in nature with housing made up of a variety of quality, ages and lot size. However some platted areas of homogeneity do exist in pocket neighborhoods such as Washington National, Winterwood Estates, Heather Highlands and Waldheim Acres.

A majority of the area is unincorporated King County with the exception of a small pocket plat neighborhood called Lake at Winterwood in sub 5, which lies in the City of Covington. The area is serviced by three school districts, Covington, Kent and Auburn.

Geographically the area varies greatly in topography from steep hill sides off Auburn Black Diamond Rd and uphill towards Lake Holm Rd to the valley floor with many properties influenced from Green River and other numerous streams. With a majority of the area comprised of lower density zoning such as RA5 (5 acre minimum lot size), RA10 (10 acre minimum lot size) and A10 (Agriculture use- 10 acre minimum lot size), high density development has been restricted and many acreage properties have maintained and preserved its rural character. Acreage properties are sought-after due to its privacy, vegetation and wooded settings.

With increasing sales prices and short marketing time frames, the market activity in the area has remained strong.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 16.91% to 11.47%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. Emphasis was placed on verifying vacant land sales, which is important in estimating land adjustments and total values for the whole population. All land sales were verified by field review and buyer, seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNL). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNL for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 58 is comprised of 5,708 parcels of which 4,190 are improved with a single family dwelling, 501 improved with a mobile home and/or accessory only and 863 as vacant parcels. The majority of the area consists of tax lots having 1 to 5 acres and is mostly rural in nature, although there are some established and newer plats scattered throughout. Most of the newer plats are on the north east portion towards Covington where the zoning is of higher density such as R4. However a majority of the area consist of lower density zoning such as RA5 (5 acre minimum lot size), RA10 (10 acre minimum lot size) or A10 (Agriculture-10 acre minimum lot size) to preserve area wide long term rural character.

Characteristics found to have the most influence on land sale prices include availability of water (option of connecting to a water system or drilling a well), ability to dispose of sewage (either by septic or public sewer system), lot size, waterfront, views, topography, traffic, access, sensitive areas and location. Due to unavailability of public utilities in the area, a majority of parcels have private water and rely on a septic system for sewer. For these parcels, the ability to drill a well or hook up to a community well and support an on site sewage system was the biggest determining factor in land valuation. There are some platted areas however, predominantly in the north east portion towards Covington where public utilities are easily accessible.

There was sufficient number of vacant land sales to use as a basis for land model development and to ensure appropriate land values. The first model is the per acre value for non platted/acreage parcels. The second is the site value method within the various plats. The third is the various lakes and rivers which typically used a combination of a fixed value per site plus a premium for superior location. There are additional adjustments for superior attributes such as views and negative adjustments for the inferior attributes such as traffic nuisance, sensitive areas, wetlands, access and topography. The amount of adjustment is based on onsite appraisal judgment.

There are five neighborhoods considered in the area. The following is a brief description of each neighborhood.

Neighborhood #4 Lake front community of Lake Holm

Neighborhood #5-Lake front community of Lake Morton

Neighborhood #8-Washington National Golf Course community

Neighborhood #7-Luxury homes of Washington National- Street of Dreams 2001

Neighborhood #9-Flying acres neighborhood, these properties typically have runaway access to a privately owned airport and have large hangars to house planes.

The following land valuation schedule is typically used, however appraisers have the latitude to make modifications as needed for localized situations in their assigned area. Any additional adjustments to the schedule not covered in exceptions are noted in the notes field of that particular parcel or written on the Assessor's map. Detailed descriptions of land value adjustments are

included in the land valuation model. A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Per Acre Value Non Platted

The following chart shows base land value per acre for all non platted areas. (Please note: that incremental adjustments were made between specific lot sizes)

| Size (acre) | Base Land |
|------------------------|--------------------|
| 0.25 | \$62,000 |
| 0.5 | \$90,000 |
| 0.75 | \$105,000 |
| 1 | \$124,000 |
| 2 | \$143,000 |
| 3 | \$157,000 |
| 4 | \$171,000 |
| 5 | \$185,000 |
| 6 | \$200,000 |
| 7 | \$214,000 |
| 8 | \$228,000 |
| 9 | \$242,000 |
| 10 | \$266,000 |
| 11 | \$271,000 |
| 12 | \$276,000 |
| 13 | \$280,000 |
| 14 | \$285,000 |
| 15 | \$309,000 |
| 16 | \$314,000 |
| 17 | \$318,000 |
| 18 | \$323,000 |
| 19 | \$328,000 |
| 20 | \$352,000 |
| 25 | \$375,000 |
| 30 | \$399,000 |
| 35 | \$423,000 |
| 40 | \$447,000 |
| 45 | \$470,000 |
| 50 | \$494,000 |
| 60 | \$542,000 |
| 70 | \$589,000 |
| 80 | \$637,000 |
| 90 | \$684,000 |
| 100 | \$732,000 |
| 110 | \$779,000 |
| 120 | \$827,000 |
| 130 | \$874,000 |
| 140 | \$922,000 |
| 150 | \$969,000 |
| 160 | \$1,017,000 |
| 170 | \$1,064,000 |

Site Values by Plat

The following chart shows base land value for the platted lots that are valued by the site value method. Any major numbers not included in the following list are covered in exceptions.

| <i>Major</i> | <i>Plat Name</i> | <i>Site Value</i> |
|---------------------|-------------------------------|--------------------------|
| 076670 | Berger's Lake Morton Add | \$95,000 |
| 115600 | Brookside Park | \$73,000 |
| 124940 | Burkridge Manor | \$120,000 |
| 147150 | Cedar Terrace Add | \$74,000 |
| 179615 | Covington Creek Meadows | \$124,000 |
| 179625 | Covinton Heights | \$124,000 |
| 183970 | Crest Tree Estates | \$112,000 |
| 184260 | Crestwood Hill | \$114,000 |
| 184261 | Crestwood Hill # 2 | \$114,000 |
| 184290 | CrissVille | \$66,000 |
| 189801 | Darwood Manor # 2 | \$86,000 |
| 202581 | Diamond Springs Div 2 | \$95,000 |
| 221290 | East Ridge Park | \$63,000 |
| 237700 | Erickson Suburban Estates | \$122,000 |
| 237710 | Erickson Suburban Estates # 2 | \$122,000 |
| 258789 | Flying Acres | \$140,000 |
| 258790 | Flying Acres # 2 | \$135,000 |
| 258791 | Flying Acres # 3 | \$145,000 |
| 258792 | Flying Acres # 4 | \$145,000 |
| 259755 | Forest Ridge Park | \$115,000 |
| 266210 | Fugates First ADD | \$67,000 |
| 281790 | Golden Ridge Div 1 | \$143,000 |
| 281791 | Golden Ridge Div 2 | \$143,000 |
| 286890 | Grass Lake Estates | \$76,000 |
| 321123 | Heather Highlands Div 1 | \$138,000 |
| 321124 | Heather Highlands Div 2 | \$138,000 |
| 321126 | Heather Highlands Div 3 | \$138,000 |
| 321127 | Heather Highlands Div 4 | \$138,000 |
| 329860 | Highland Meadows Div 1 | \$95,000 |
| 329861 | Highland Meadows Div 2 | \$95,000 |
| 397763 | Laguna Hills Div 4 | \$67,000 |
| 398120 | The Lake @ Winterwood | \$143,000 |
| 406860 | Lake Sawyer Glen | \$81,000 |

| | | |
|---------------|----------------|-----------------|
| 431260 | Lilliput Div 1 | \$62,000 |
|---------------|----------------|-----------------|

Site Values by Plat (continued)

| Major | Plat Name | Site Value |
|---------------|----------------------------|-------------------|
| 431270 | Lilliput Div 2 | \$62,000 |
| 436670 | Little Firs | \$62,000 |
| 570921 | Mountain View Villa # 2 | \$95,000 |
| 570960 | Mountain Village Park Add | \$63,000 |
| 660040 | Pacific Park Estates Div 1 | \$63,000 |
| 660041 | Pacific Park Estates Div 2 | \$63,000 |
| 721540 | Remington Div 1 | \$143,000 |
| 721541 | Remington Div 2 | \$143,000 |
| 721542 | Remington Div 3 | \$143,000 |
| 745980 | Royal Woods | \$124,000 |
| 745981 | Royal Woods Div 2 | \$124,000 |
| 752460 | Samaca Heights | \$86,000 |
| 757010 | Sawyer Estates | \$76,000 |
| 784350 | Smokerise | \$100,000 |
| 786150 | Soos Creek Five Park Add | \$109,000 |
| 795060 | Squirewood | \$71,000 |
| 795070 | Squirewood Div 2 | \$71,000 |
| 796845 | Star View Acres Div 1 | \$95,000 |
| 796846 | Star View Acres Div 2 | \$95,000 |
| 859440 | Tha Dra Estates | \$105,000 |
| 894420 | Villa Grandee | \$67,000 |
| 911350 | Waldheim Acres | \$124,000 |
| 911360 | Waldheim Acres No.2 | \$124,000 |
| 911361 | Waldheim Acres No.3 | \$124,000 |
| 915840 | Walther's Addition | \$114,000 |
| 923760 | Welch's First Add | \$65,000 |
| 923770 | Welch's Second Add | \$70,000 |
| 948590 | Winterwood Estates | \$114,000 |
| 948591 | Winterwood Estates Div 2 | \$114,000 |
| 948592 | Winterwood Estates Div 3 | \$124,000 |
| 948593 | Winterwood Estates Div 4 | \$124,000 |
| 948594 | Winterwood Estates Div 5 | \$133,000 |
| 948595 | Winterwood Estates Div 6 | \$133,000 |

Additional Adjustments to platted lots base land value

Remington Estates & Winterwood Estates- Adjacent to open space or parks +\$10,000

Lake @ Winterwood - Lake view only +\$10,000

Lake view & adjacent to lake +\$25,000

Exceptions & Pocket Neighborhood Adjustments

The following plat majors had varied lot sizes ranging from .10 to 5 acres. These were valued using the non platted schedule.

| Major | Plat Name |
|---------------|--------------------------|
| 179600 | Covington Acres |
| 179610 | Covington Acres # 2 |
| 202580 | Diamond Springs Div 1 |
| 344400 | Homestead Acres |
| 344410 | Homestead Acres Div 2 |
| 344411 | Homestead Acres Div 3 |
| 344412 | Homestead Acres Div 4 |
| 390290 | Kirschbaum Acres |
| 405310 | Lake Morton Estates |
| 786100 | Soos Creek Five Acre TRS |

Mystery Heights- Major 574700 Non platted schedule +10%

Washington National Golf Course Neighborhood (Majors 202576 & 202577)

Neighborhood #7 Base Land = \$285,000

Neighborhood #8 Base Land= \$220,000 average typical lot

Base Land= \$235,000 fountain park/or green belt lot

Base Land= \$250,000 golf fairway lot

Tax Lots- Premium 2-5 Acre Sites

Sec 13-21-05, Minors 9013,9032,9033,9053,9105,9135,9136, & 9137=\$235,000 base land

Sec 17-21-06, Minors 9001,9002,9064,9065,9066,9067,9068,9069,9070,9071,9072,9073,9074

& 9075=\$235,000 base land

Sec 19-21-06, Minors 9031,9152,9155,9156,9157,9158,9159 & 9160= +25% to base land

Green River Waterfront-Base land value + \$20,000

NDR (No Development Rights) Properties

1 or more reserved home site- land schedule (Zoning already restricts these parcels to one dwelling unit per acre, typically RA10 or A10 zoning)

0 reserved home site- valued as non buildable

LAKE FRONT

Lake Holm (Major 341060 - Neighborhood #4)

| <i>Base Land</i> | <i>WFF</i> |
|------------------|------------|
| \$120,000 | 50 |
| \$140,000 | 75 |
| \$160,000 | >/= 95 |

+15% for parcels in prime location

Lake Morton (Major 405320 - Neighborhood #5)

| <i>Base Land</i> | <i>WFF</i> |
|------------------|------------|
| \$190,000 | 45-60 |

Oversize parcels +20% to 60%

Non perc (non buildable) -60%

Lake Moneysmith (bog lake)- no consideration for waterfront given.

Overall Area Adjustments

| View Adjustments (additive) | |
|--|-----------|
| Territorial and or Cascades | |
| <i>(add for maximum rating only for these views)</i> | |
| average | +\$2,000 |
| good | +\$5,000 |
| excellent | +\$10,000 |
| Mt Rainier | |
| average | +\$5,000 |
| good | +\$10,000 |
| excellent | +\$20,000 |

| Traffic | |
|----------------|-----------|
| moderate | -\$5,000 |
| heavy | -\$10,000 |
| extreme | -\$20,000 |

| Sensitive areas/Wetlands/Environmental Restrictions | |
|--|---------------------------------|
| -5 to -50% | depending on severity of impact |

| Topography | |
|-------------------|---------------------------------|
| -5 to -50% | depending on severity of impact |

| Restricted size or shape | |
|---------------------------------|---------|
| -5% | to -15% |

| Access | |
|---------------|---------|
| -5% | to -15% |

| Powerlines | |
|-------------------|---------|
| -5% | to -15% |

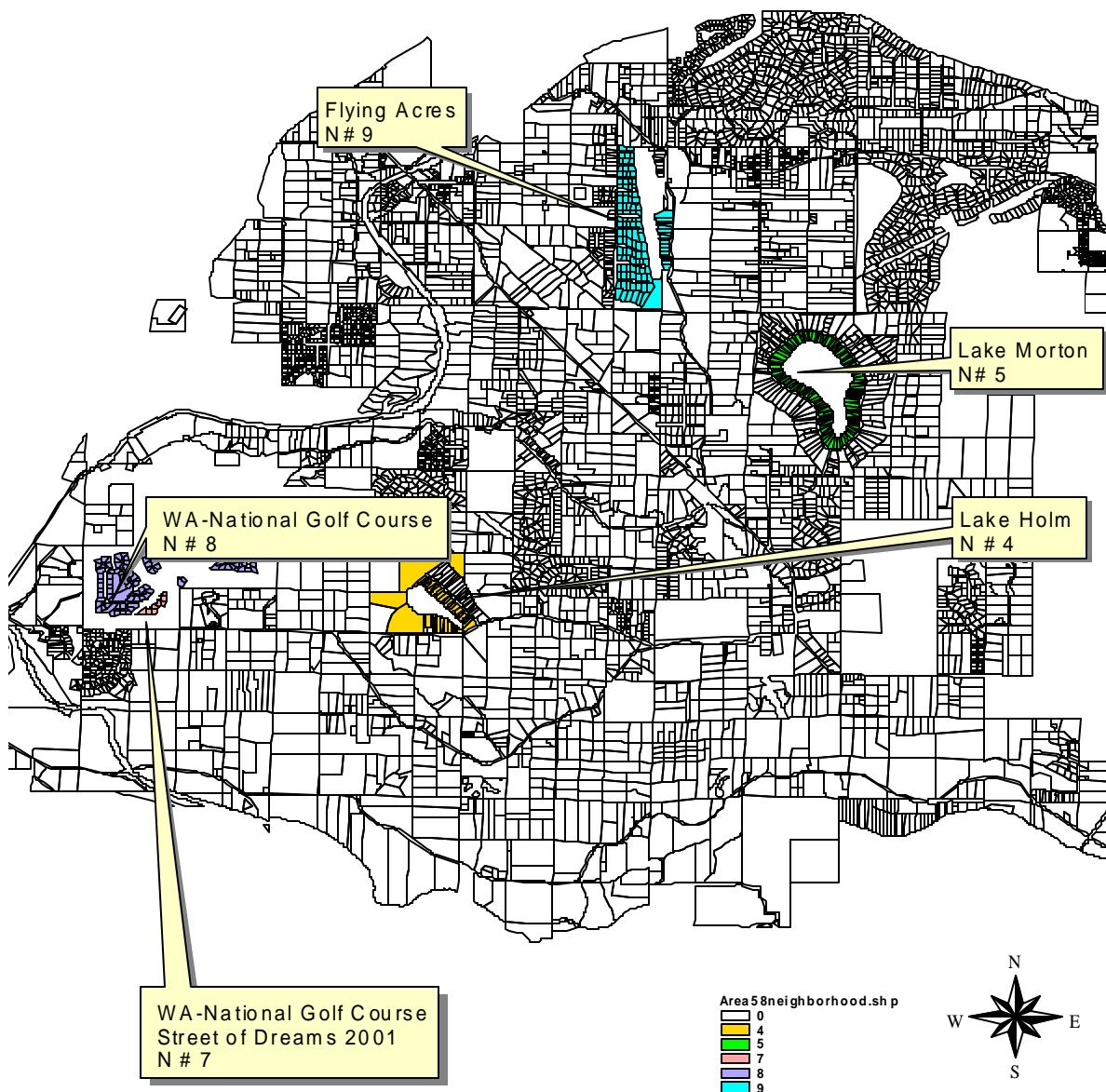
| Non buildable/ Non Perc | |
|--------------------------------|---------|
| -50% | to -75% |

| Other nuisance | |
|-----------------------|---------|
| -5% | to -20% |

| Easements | |
|------------------|------------------------|
| Along lot lines | -\$5,000 to -\$10,000 |
| Across Lot | -\$10,000 to -\$20,000 |

Adjustments apply to all base land values, however in all cases appraiser judgment prevailed and has the latitude to make modifications as needed for unique circumstances in their assigned area.

Area 58 Neighborhood Map



Vacant Sales Used In This Physical Inspection Analysis

Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 4 | 022105 | 9179 | 07/03 | \$75,000 | 57375 | N | N |
| 4 | 032105 | 9030 | 09/05 | \$125,000 | 198198 | N | N |
| 4 | 072106 | 9071 | 01/05 | \$83,000 | 20037 | N | N |
| 4 | 072106 | 9084 | 10/05 | \$73,000 | 47916 | N | N |
| 4 | 102105 | 9056 | 05/05 | \$200,000 | 217800 | N | N |
| 4 | 112105 | 9002 | 01/04 | \$150,000 | 217800 | N | N |
| 4 | 112105 | 9003 | 11/04 | \$140,000 | 189486 | N | N |
| 4 | 112105 | 9060 | 11/04 | \$145,000 | 247063 | N | N |
| 4 | 112105 | 9110 | 11/03 | \$150,000 | 217800 | N | N |
| 4 | 112105 | 9111 | 04/03 | \$150,000 | 218671 | N | N |
| 4 | 112105 | 9112 | 02/04 | \$140,000 | 222455 | N | N |
| 4 | 112105 | 9113 | 11/03 | \$140,000 | 217584 | N | N |
| 4 | 112105 | 9114 | 02/04 | \$150,000 | 217813 | N | N |
| 4 | 122105 | 9012 | 01/04 | \$192,000 | 280962 | N | N |
| 4 | 122105 | 9119 | 12/05 | \$95,000 | 14190 | N | N |
| 4 | 132105 | 9007 | 12/04 | \$800,000 | 217762 | N | N |
| 4 | 132105 | 9031 | 09/04 | \$170,000 | 154202 | N | N |
| 4 | 132105 | 9103 | 03/04 | \$190,000 | 256568 | N | N |
| 4 | 132105 | 9130 | 07/03 | \$250,000 | 428194 | N | N |
| 4 | 132105 | 9133 | 12/04 | \$800,000 | 209517 | N | N |
| 4 | 132105 | 9135 | 05/05 | \$269,000 | 219542 | N | N |
| 4 | 142105 | 9004 | 02/03 | \$131,000 | 225205 | N | N |
| 4 | 142105 | 9043 | 01/05 | \$192,500 | 411642 | N | N |
| 4 | 142105 | 9062 | 02/03 | \$135,000 | 212573 | N | N |
| 4 | 142105 | 9063 | 06/04 | \$145,000 | 212573 | N | N |
| 4 | 142105 | 9086 | 11/03 | \$160,000 | 187308 | N | N |
| 4 | 142105 | 9087 | 08/03 | \$155,000 | 183823 | N | N |
| 4 | 142105 | 9088 | 12/04 | \$160,000 | 159430 | N | N |
| 4 | 142105 | 9090 | 08/05 | \$139,500 | 50530 | N | N |
| 4 | 142105 | 9091 | 12/04 | \$129,500 | 107158 | N | N |
| 4 | 152105 | 9009 | 03/04 | \$230,000 | 217800 | Y | N |
| 4 | 152105 | 9013 | 07/03 | \$225,000 | 217800 | N | N |
| 4 | 179600 | 0060 | 05/03 | \$106,000 | 103672 | N | N |
| 4 | 182106 | 9054 | 12/05 | \$185,000 | 61257 | N | N |
| 4 | 182106 | 9079 | 06/05 | \$152,000 | 193599 | N | N |
| 4 | 192106 | 9158 | 10/05 | \$170,000 | 124582 | N | N |
| 4 | 192106 | 9160 | 11/05 | \$235,000 | 129373 | N | N |
| 4 | 202106 | 9068 | 12/05 | \$160,000 | 1118621 | N | N |
| 4 | 202576 | 0100 | 02/03 | \$208,350 | 22372 | N | N |
| 4 | 202576 | 0130 | 09/04 | \$290,000 | 23035 | N | N |
| 4 | 202576 | 0230 | 11/04 | \$227,000 | 35612 | N | N |
| 4 | 202576 | 0380 | 02/03 | \$235,000 | 21914 | N | N |
| 4 | 202576 | 0390 | 05/03 | \$229,000 | 23683 | N | N |
| 4 | 202577 | 0070 | 12/04 | \$254,500 | 24354 | N | N |
| 4 | 202577 | 0100 | 09/04 | \$211,600 | 24480 | N | N |

Vacant Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 4 | 202577 | 0130 | 10/05 | \$250,000 | 23230 | N | N |
| 4 | 202577 | 0160 | 08/05 | \$250,000 | 25106 | N | N |
| 4 | 202577 | 0200 | 06/04 | \$180,000 | 23383 | N | N |
| 4 | 202577 | 0210 | 06/05 | \$240,000 | 27040 | N | N |
| 4 | 202577 | 0260 | 10/05 | \$250,000 | 26009 | N | N |
| 4 | 202577 | 0270 | 09/05 | \$275,000 | 26652 | N | N |
| 4 | 202577 | 0290 | 09/05 | \$280,000 | 21796 | N | N |
| 4 | 202577 | 0310 | 12/03 | \$195,000 | 21870 | N | N |
| 4 | 202577 | 0330 | 12/04 | \$210,000 | 22069 | N | N |
| 4 | 202577 | 0410 | 09/04 | \$190,000 | 24051 | N | N |
| 4 | 202577 | 0460 | 08/04 | \$201,000 | 24778 | N | N |
| 4 | 202577 | 0470 | 09/05 | \$292,500 | 24006 | N | N |
| 4 | 202577 | 0480 | 08/05 | \$240,000 | 22454 | N | N |
| 4 | 202577 | 0490 | 07/05 | \$235,000 | 22053 | N | N |
| 4 | 202577 | 0510 | 10/05 | \$275,000 | 25178 | N | N |
| 4 | 202577 | 0520 | 08/05 | \$290,000 | 21884 | N | N |
| 4 | 215200 | 0015 | 02/05 | \$120,000 | 97138 | N | N |
| 4 | 215200 | 0079 | 03/05 | \$135,000 | 148228 | N | N |
| 4 | 222105 | 9072 | 12/05 | \$134,500 | 366339 | N | N |
| 4 | 232105 | 9006 | 10/04 | \$200,000 | 329749 | N | N |
| 4 | 232105 | 9115 | 02/03 | \$159,950 | 344559 | N | N |
| 4 | 232105 | 9122 | 10/04 | \$190,000 | 253084 | N | N |
| 4 | 242105 | 9011 | 11/04 | \$139,000 | 212572 | N | N |
| 4 | 242105 | 9100 | 03/05 | \$129,500 | 213008 | N | N |
| 4 | 252105 | 9003 | 05/05 | \$330,000 | 621165 | N | N |
| 4 | 252105 | 9006 | 11/05 | \$550,000 | 43560 | N | N |
| 4 | 252105 | 9011 | 05/05 | \$330,000 | 924778 | N | N |
| 4 | 252105 | 9012 | 03/04 | \$363,750 | 1664863 | N | N |
| 4 | 252105 | 9016 | 03/04 | \$363,750 | 299257 | N | N |
| 4 | 252105 | 9020 | 03/04 | \$363,750 | 1060250 | N | N |
| 4 | 252105 | 9021 | 03/04 | \$363,750 | 138956 | N | N |
| 4 | 252105 | 9035 | 11/05 | \$550,000 | 649044 | N | N |
| 4 | 252105 | 9052 | 05/03 | \$158,000 | 214750 | N | N |
| 4 | 252105 | 9067 | 05/05 | \$330,000 | 31968 | N | N |
| 4 | 252105 | 9076 | 10/04 | \$194,000 | 213444 | Y | N |
| 4 | 252105 | 9080 | 12/05 | \$225,000 | 595900 | N | N |
| 4 | 574700 | 0050 | 09/03 | \$185,000 | 88455 | Y | N |
| 4 | 786100 | 0088 | 02/03 | \$87,500 | 49222 | N | N |
| 4 | 786150 | 0030 | 12/05 | \$103,000 | 34865 | N | N |
| 5 | 012105 | 9150 | 09/04 | \$135,000 | 115869 | N | N |
| 5 | 042106 | 9009 | 10/05 | \$3,168,000 | 1123380 | N | N |
| 5 | 042106 | 9055 | 05/05 | \$5,170,000 | 1043697 | N | N |
| 5 | 062106 | 9001 | 05/05 | \$230,000 | 309276 | N | N |
| 5 | 062106 | 9013 | 02/05 | \$167,000 | 217800 | N | N |
| 5 | 062106 | 9219 | 08/03 | \$157,000 | 168141 | N | N |
| 5 | 072106 | 9032 | 07/04 | \$165,000 | 90169 | N | N |
| 5 | 082106 | 9024 | 11/04 | \$136,000 | 90169 | N | N |
| 5 | 082106 | 9038 | 06/04 | \$200,000 | 210394 | N | N |

Vacant Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 5 | 122105 | 9149 | 09/05 | \$215,850 | 359370 | N | N |
| 5 | 122105 | 9210 | 04/05 | \$212,000 | 231739 | N | N |
| 5 | 122105 | 9211 | 12/04 | \$197,000 | 218671 | N | N |
| 5 | 122105 | 9212 | 09/04 | \$172,500 | 224334 | N | N |
| 5 | 122105 | 9213 | 02/04 | \$170,000 | 217800 | N | N |
| 5 | 122105 | 9214 | 01/05 | \$150,000 | 224334 | N | N |
| 5 | 172106 | 9001 | 08/05 | \$339,950 | 217800 | Y | N |
| 5 | 172106 | 9051 | 10/03 | \$163,500 | 419047 | N | N |
| 5 | 172106 | 9081 | 01/05 | \$127,000 | 136343 | N | N |
| 5 | 179610 | 0020 | 07/03 | \$125,000 | 100830 | N | N |
| 5 | 182106 | 9059 | 12/04 | \$123,000 | 76026 | N | N |
| 5 | 258791 | 0210 | 04/03 | \$145,000 | 28575 | N | N |
| 5 | 362205 | 9078 | 10/04 | \$135,000 | 192099 | N | N |
| 5 | 362205 | 9171 | 08/05 | \$92,200 | 16117 | N | N |
| 5 | 362205 | 9180 | 05/03 | \$89,500 | 76877 | N | N |
| 5 | 405320 | 0460 | 05/04 | \$100,000 | 27440 | Y | Y |
| 5 | 405320 | 0555 | 03/03 | \$170,000 | 13664 | Y | Y |
| 5 | 405320 | 0745 | 11/05 | \$110,000 | 87094 | N | N |
| 5 | 405320 | 0795 | 01/04 | \$150,000 | 211266 | N | N |
| 5 | 405320 | 0836 | 05/03 | \$100,000 | 42933 | N | N |
| 5 | 405320 | 0995 | 11/03 | \$120,700 | 96267 | N | N |
| 5 | 757010 | 0170 | 07/04 | \$50,000 | 9394 | N | N |
| 5 | 911361 | 0220 | 06/03 | \$90,000 | 42900 | N | N |
| 5 | 915840 | 0190 | 04/04 | \$240,000 | 483403 | N | N |

Vacant Sales Removed From This Physical Inspection Analysis

Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 4 | 022105 | 9010 | 09/04 | \$295,000 | MULTI-PARCEL SALE |
| 4 | 022105 | 9126 | 09/04 | \$295,000 | MULTI-PARCEL SALE |
| 4 | 022105 | 9163 | 02/04 | \$13,000 | EASEMENT OR RIGHT-OF-WAY |
| 4 | 112105 | 9016 | 11/05 | \$125,000 | MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE |
| 4 | 112105 | 9059 | 11/05 | \$125,000 | MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE |
| 4 | 142105 | 9003 | 11/05 | \$260,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 142105 | 9042 | 12/04 | \$125,000 | NON-REPRESENTATIVE SALE |
| 4 | 152105 | 9010 | 07/04 | \$40,000 | NO MARKET EXPOSURE |
| 4 | 182106 | 9070 | 05/05 | \$70,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 192106 | 9152 | 09/05 | \$110,000 | NO MARKET EXPOSURE |
| 4 | 192106 | 9156 | 09/05 | \$117,000 | NO MARKET EXPOSURE |
| 4 | 192106 | 9157 | 09/05 | \$82,841 | CORPORATE AFFILIATES |
| 4 | 202106 | 9060 | 07/04 | \$170,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 202106 | 9098 | 08/03 | \$89,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 202576 | 0060 | 03/04 | \$175,500 | NO MARKET EXPOSURE; BUILDER/DEVELOPER SALES |
| 4 | 202576 | 0150 | 04/04 | \$145,000 | CORPORATE AFFILIATES |
| 4 | 202576 | 0160 | 05/04 | \$155,000 | CORPORATE AFFILIATES |
| 4 | 202576 | 0200 | 02/04 | \$162,500 | NON-REPRESENTATIVE SALE |
| 4 | 202576 | 0220 | 09/03 | \$162,500 | BUILDER OR DEVELOPER SALES |
| 4 | 202576 | 0240 | 08/04 | \$169,500 | CORPORATE AFFILIATES |
| 4 | 202577 | 0030 | 09/05 | \$157,500 | NO MARKET EXPOSURE; BUILDER/DEVELOPER SALES |
| 4 | 202577 | 0110 | 10/04 | \$173,000 | CORPORATE AFFILIATES; BUILDER/DEVELOPER SALE |
| 4 | 202577 | 0140 | 02/03 | \$172,500 | BUILDER OR DEVELOPER SALES |
| 4 | 202577 | 0150 | 06/04 | \$177,500 | CORPORATE AFFILIATES; NON-REP- SALE |
| 4 | 202577 | 0180 | 11/04 | \$177,300 | CORPORATE AFFILIATES; BUILDER/DEVELOPER SALE |
| 4 | 202577 | 0190 | 03/03 | \$160,000 | BUILDER OR DEVELOPER SALES |
| 4 | 202577 | 0220 | 06/04 | \$175,000 | NO MARKET EXPOSURE |
| 4 | 202577 | 0240 | 06/04 | \$175,500 | CORPORATE AFFILIATES |
| 4 | 202577 | 0250 | 10/05 | \$166,500 | NO MARKET EXPOSURE; BUILDER/DEVELOPER SALES |
| 4 | 202577 | 0300 | 12/04 | \$175,000 | CORPORATE AFFILIATES; NON-REP- SALE |
| 4 | 202577 | 0320 | 08/04 | \$195,000 | BUILDER OR DEVELOPER SALES |
| 4 | 202577 | 0350 | 10/05 | \$185,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 202577 | 0360 | 07/04 | \$175,500 | CORPORATE AFFILIATES |
| 4 | 202577 | 0370 | 11/04 | \$192,300 | BUILDER OR DEVELOPER SALES |
| 4 | 202577 | 0380 | 04/04 | \$187,500 | NON-REPRESENTATIVE SALE |
| 4 | 202577 | 0390 | 07/03 | \$186,500 | BUILDER OR DEVELOPER SALES |
| 4 | 202577 | 0430 | 03/05 | \$166,500 | CORPORATE AFFILIATES; NON-REP- SALE |
| 4 | 202577 | 0440 | 10/03 | \$180,000 | BUILDER OR DEVELOPER SALES |
| 4 | 202577 | 0450 | 08/04 | \$195,000 | BUILDER OR DEVELOPER SALES |
| 4 | 202577 | 0500 | 12/04 | \$144,000 | QUIT CLAIM DEED |
| 4 | 202577 | 0570 | 06/05 | \$187,500 | CORPORATE AFFILIATES |
| 4 | 232105 | 9101 | 11/03 | \$5,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 242105 | 9027 | 05/03 | \$5,000 | QUIT CLAIM DEED |
| 4 | 242105 | 9116 | 06/03 | \$75,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 242105 | 9122 | 05/05 | \$250,000 | NO MARKET EXPOSURE |

Vacant Sales Removed From This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 4 | 252105 | 9048 | 05/05 | \$100,000 | NON-REPRESENTATIVE SALE |
| 4 | 292106 | 9068 | 12/05 | \$600,000 | MULTI-PARCEL SALE |
| 4 | 292106 | 9069 | 12/05 | \$600,000 | MULTI-PARCEL SALE |
| 4 | 292106 | 9072 | 12/05 | \$600,000 | MULTI-PARCEL SALE |
| 4 | 302106 | 9012 | 08/03 | \$15,000 | GOVERNMENT AGENCY |
| 4 | 341060 | 0105 | 05/04 | \$40,000 | NO MARKET EXPOSURE |
| 4 | 341060 | 0270 | 07/03 | \$135,000 | CORPORATE AFFILIATES; MULTI-PARCEL SALE |
| 4 | 341060 | 0275 | 07/03 | \$135,000 | CORPORATE AFFILIATES; MULTI-PARCEL SALE |
| 4 | 341060 | 0480 | 07/03 | \$135,000 | CORPORATE AFFILIATES; MULTI-PARCEL SALE |
| 4 | 341060 | 0485 | 07/03 | \$135,000 | CORPORATE AFFILIATES; MULTI-PARCEL SALE |
| 4 | 786100 | 0141 | 06/04 | \$32,385 | NO MARKET EXPOSURE; STATEMENT TO DOR |
| 4 | 786150 | 0180 | 05/04 | \$75,000 | NO MARKET EXPOSURE |
| 5 | 012105 | 9055 | 05/04 | \$50,000 | QUESTIONABLE PER APPRAISAL |
| 5 | 012105 | 9087 | 02/03 | \$7,000 | GOVERNMENT AGENCY; QUIT CLAIM DEED |
| 5 | 062106 | 9032 | 05/05 | \$109,000 | NON-REPRESENTATIVE SALE |
| 5 | 062106 | 9282 | 01/04 | \$120,000 | NON-REPRESENTATIVE SALE |
| 5 | 122105 | 9179 | 03/04 | \$230,000 | NON-REPRESENTATIVE SALE |
| 5 | 122105 | 9203 | 08/04 | \$4,000 | EASEMENT OR RIGHT-OF-WAY |
| 5 | 172106 | 9080 | 02/05 | \$120,000 | NO MARKET EXPOSURE |
| 5 | 405320 | 0295 | 04/05 | \$160,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 5 | 405320 | 0300 | 04/05 | \$160,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 5 | 405320 | 0787 | 03/03 | \$60,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 405320 | 1071 | 01/04 | \$34,550 | QUIT CLAIM DEED; RELATED PARTY |
| 5 | 911350 | 0130 | 05/04 | \$79,550 | NO MARKET EXPOSURE; QUIT CLAIM DEED |

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The analysis consisted of a systematic review of pertinent characteristics which influence property value in the area such as Base Land, Bldg RCN (replacement cost new), Bldg RCNLD (replacement cost new less depreciation), Age, Neighborhoods, Condition, Plat Majors, and Accessory Cost. Characteristics that indicated possible adjustment were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel.

A wide variety of charts, graphs, reports and statistical diagnostics were scrutinized to determine adjustments for any specific market segment or which specific variables would be included in the final valuation model. These tools showed variables for Base Land Value, Bldg RCNLD, Accessory RCNLD, Neighborhood 9 with detached garage (hangars) greater than or equal to 1200 square feet, Grade 11's in Neighborhood 8, Very Good condition, Grade 6's and three plat majors. Through this process a cost base EMV (Estimate Market Value) model was developed. Based on the sales an overall assessment level of **98.7%** was achieved. The prior assessment level was **89.0 %**. The uniformity of assessment also improved as the COV was reduced from **16.91%** to **11.47%**.

There were some subcategories unrepresented by the sales sample. Some examples of these parcels include high grade homes greater than a grade 11, homes in poor or fair condition, parcels with high accessory costs, equestrian estate type properties, and properties with high land value to total value ratio, riverfront and lake front properties, low grade homes less than a grade 6 on large acreage and parcels with multiple dwelling units. Appraisal judgment played a critical role for determining total valuation for these parcels.

A majority of the parcels were valued using EMV. However supplemental models such as cost, market adjusted cost, or adjustments to the regression model were developed by the appraiser to address parcels outside the parameters of the main valuation formula. Ultimately appraisal judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

**NCSS Multiplicative Model
Area 58**

FORMULA:

| <u>VARIABLE</u> | <u>COEFFICIENT</u> |
|---|--------------------|
| Intercept | 1.234127 |
| + LN (BaseLand/1000)) | * 0.4269812 |
| + LN (BldgRCNLD/1000) | * 0.4901648 |
| + LN ((AccyRCNLD/100) +1 | * 0.0109018 |
| + If Nghb=9 & Det Gar>1199 sf, then LN (10) | * 2.18860720 |
| + If Nghb=8 & Grade =11, then LN (10) | *-2.23325872 |
| + If Condition =5 (Very Good), then LN (10) | * 4.66071285 |
| + If Grade= 6, then LN (10) | * 3.31554325 |
| + If Major = 660041, then LN (10) | * 5.36892512 |
| + If Major = 784350, then LN (10) | * -3.96482516 |
| + If Major = 894420, then LN (10) | * 5.27698872 |
| | = Total |

Then, EXP(Total) * 1000 = EMV

Then, Truncate EMV value to the lower thousand

| | |
|-------------------|-------------------------|
| EMV | = TOTAL VALUE |
| LAND VALUE | = BASE LAND VALUE |
| IMPROVEMENT VALUE | = EMV – BASE LAND VALUE |

Exception Parcels – EMV = 0 if

Base Land Value > Total EMV

Supplemental Valuation Adjustments

Plat Adjustments

| Major | Plat Name | Grade | Year Built | Method |
|---------------|---------------------------------|--------------|-------------------|---------------|
| 266210 | Fugates First Add | 7 | 1970 | EMV * 1.10 |
| 329860 | Highland Meadows Div 1 | 7-8 | 1974-1980 | EMV * .97 |
| 329861 | Highland Meadows Div 2 | 7-8 | 1978-1990 | EMV * .97 |
| 397763 | Laguna Hills | 6-7 | 1971-1982 | EMV * 1.05 |
| 398120 | The Lake @ Winterwood | 9 | 1990-1997 | EMV * 1.03 |
| 721540 | Remington Div 1 | 8-9 | 1990-1991 | EMV * .97 |
| 721541 | Remington Div 2 | 8-9 | 1990-1997 | EMV * .97 |
| 721542 | Remington Div 3 | 8-9 | 1990-1997 | EMV * .97 |
| 923760 | Welch's First Add | 6-7 | 1963 | EMV * 1.05 |
| 948590 | Winterwood Estates Div 1 | 8-9 | 1976 | EMV * .97 |
| 948591 | Winterwood Estates Div 2 | 8-9 | 1977 | EMV * .97 |
| 948592 | Winterwood Estates Div 3 | 8-9 | 1978 | EMV * .97 |
| 948593 | Winterwood Estates Div 4 | 8-9 | 1980-1983 | EMV * .97 |
| 948594 | Winterwood Estates Div 5 | 8-10 | 1981-1993 | EMV * .97 |
| 948595 | Winterwood Estates Div 6 | 8-10 | 1983-1996 | EMV * .97 |

Lake Morton & Grade <5 = LAND + (TOTAL RCNLD* 1.20)

Lake Morton & Grade =5 = LAND + (TOTAL RCNLD* 1.50)

Grade 5's= EMV * 1.05

Grade 12's = EMV * 1.10

Parcels with **high land value ratio** where EMV produces zero value then value method of LAND + (TOTAL RCNLD * 1.20) was typically used. (Appraisal judgment played a critical role in total value determination).

Bldgd Count >1 = LAND + (EMV of Bldg # 1) + (Total RCNLD of Bldg # 2) was typically used (appraisal judgment played a critical role in total value determination).

Parcels with high accessory costs of significant contributory value where not enough value was added to total EMV (typically >/= \$70K) then value method of **EMV without Accy + Accy Rcnld** was typically used. (Due to varied accessory types and cost, appraisal judgment played a critical role in total value determination).

Glossary for Improved Sales

Condition: Relative to Age and Grade

| | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

| | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address | |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------------------|--|
| 4 | 032105 | 9068 | 05/03 | \$194,950 | 720 | 0 | 5 | 1942 | 3 | 126324 | N | N | 30015 148TH AV SE | |
| 4 | 431270 | 0140 | 10/04 | \$171,000 | 820 | 0 | 6 | 1970 | 4 | 9600 | N | N | 17712 SE 332ND ST | |
| 4 | 192106 | 9019 | 10/04 | \$167,500 | 850 | 0 | 6 | 1926 | 4 | 14840 | N | N | 18736 SE GREEN VALLEY RD | |
| 4 | 397763 | 0010 | 05/05 | \$229,000 | 860 | 510 | 6 | 1976 | 4 | 12600 | N | N | 31615 161ST AV SE | |
| 4 | 397763 | 0280 | 01/05 | \$204,950 | 860 | 830 | 6 | 1976 | 4 | 9750 | N | N | 31711 161ST PL SE | |
| 4 | 752460 | 0090 | 03/03 | \$177,500 | 910 | 210 | 6 | 1976 | 3 | 27338 | N | N | 31411 169TH AV SE | |
| 4 | 660041 | 0450 | 05/05 | \$221,420 | 990 | 0 | 6 | 1975 | 4 | 9900 | N | N | 31110 151ST AV SE | |
| 4 | 397763 | 0520 | 09/05 | \$204,000 | 1010 | 0 | 6 | 1975 | 3 | 9750 | N | N | 31908 162ND AV SE | |
| 4 | 122105 | 9124 | 11/04 | \$182,000 | 1020 | 0 | 6 | 1971 | 4 | 15357 | N | N | 30825 168TH AV SE | |
| 4 | 397763 | 0580 | 09/05 | \$239,900 | 1030 | 0 | 6 | 1994 | 3 | 10266 | N | N | 16211 SE 318TH ST | |
| 4 | 397763 | 0040 | 08/04 | \$191,000 | 1120 | 0 | 6 | 1975 | 3 | 11242 | N | N | 31721 160TH PL SE | |
| 4 | 221290 | 0100 | 12/04 | \$167,000 | 1150 | 0 | 6 | 1969 | 3 | 9720 | N | N | 30427 153RD AV SE | |
| 4 | 431270 | 0210 | 05/04 | \$185,000 | 1150 | 0 | 6 | 1970 | 4 | 9600 | N | N | 17604 SE 332ND PL | |
| 4 | 397763 | 0250 | 04/03 | \$170,950 | 1200 | 0 | 6 | 1975 | 4 | 9240 | N | N | 31722 160TH PL SE | |
| 4 | 431260 | 0080 | 06/05 | \$225,000 | 1200 | 0 | 6 | 1976 | 5 | 10370 | N | N | 33316 179TH AV SE | |
| 4 | 221290 | 0280 | 12/05 | \$240,000 | 1240 | 940 | 6 | 1969 | 4 | 13952 | N | N | 30616 152ND AV SE | |
| 4 | 397763 | 0055 | 05/05 | \$226,000 | 1250 | 0 | 6 | 1975 | 3 | 11470 | N | N | 31729 160TH PL SE | |
| 4 | 122105 | 9072 | 05/04 | \$197,500 | 1290 | 0 | 6 | 1915 | 4 | 27600 | N | N | 30428 168TH AV SE | |
| 4 | 397763 | 0020 | 06/04 | \$184,950 | 1290 | 0 | 6 | 1975 | 3 | 10500 | N | N | 31707 160TH PL SE | |
| 4 | 397763 | 0640 | 05/03 | \$174,000 | 1300 | 0 | 6 | 1976 | 4 | 10360 | N | N | 31622 161ST PL SE | |
| 4 | 660041 | 0460 | 10/05 | \$227,500 | 1330 | 0 | 6 | 1977 | 3 | 10500 | N | N | 31102 151ST AV SE | |
| 4 | 132105 | 9012 | 09/05 | \$336,000 | 1340 | 0 | 6 | 1973 | 3 | 224334 | N | N | 17122 SE LAKE HOLM RD | |
| 4 | 431270 | 0380 | 10/03 | \$195,000 | 1440 | 0 | 6 | 1969 | 4 | 12863 | N | N | 33331 177TH PL SE | |
| 4 | 032105 | 9037 | 01/04 | \$335,000 | 1460 | 0 | 6 | 1940 | 4 | 108900 | N | N | 30245 148TH AV SE | |
| 4 | 202106 | 9008 | 03/05 | \$580,000 | 1540 | 0 | 6 | 1939 | 5 | 641203 | N | N | 20231 SE AUBURN-BLACK DIAMOND RD | |
| 4 | 202106 | 9039 | 11/05 | \$396,000 | 1900 | 0 | 6 | 1947 | 4 | 207781 | N | N | 33920 196TH AV SE | |
| 4 | 221290 | 0800 | 05/03 | \$168,500 | 930 | 0 | 7 | 1969 | 4 | 9100 | N | N | 15325 SE 304TH PL | |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------------------|
| 4 | 660040 | 0220 | 04/03 | \$143,500 | 940 | 0 | 7 | 1968 | 3 | 9750 | N | N | 14822 SE 309TH ST |
| 4 | 221290 | 0420 | 02/03 | \$146,000 | 1010 | 0 | 7 | 1969 | 3 | 9600 | N | N | 30627 155TH PL SE |
| 4 | 352205 | 9062 | 12/05 | \$357,000 | 1080 | 700 | 7 | 1962 | 4 | 44480 | N | N | 28605 152ND AV SE |
| 4 | 221290 | 0460 | 06/05 | \$203,000 | 1170 | 0 | 7 | 1969 | 4 | 9280 | N | N | 30659 155TH PL SE |
| 4 | 221290 | 1090 | 03/05 | \$191,500 | 1170 | 0 | 7 | 1969 | 4 | 10240 | N | N | 30604 155TH PL SE |
| 4 | 660040 | 0250 | 12/04 | \$197,500 | 1170 | 0 | 7 | 1969 | 3 | 9460 | N | N | 30812 148TH AV SE |
| 4 | 660041 | 0050 | 08/04 | \$189,450 | 1170 | 0 | 7 | 1970 | 4 | 9750 | N | N | 31026 148TH AV SE |
| 4 | 115600 | 0060 | 11/04 | \$185,500 | 1190 | 0 | 7 | 1967 | 4 | 12786 | N | N | 29212 157TH AV SE |
| 4 | 660040 | 0490 | 09/05 | \$224,500 | 1190 | 0 | 7 | 1968 | 3 | 11645 | N | N | 30929 151ST AV SE |
| 4 | 660040 | 0500 | 02/03 | \$146,500 | 1200 | 0 | 7 | 1968 | 4 | 9548 | N | N | 30930 151ST AV SE |
| 4 | 923760 | 0100 | 09/03 | \$183,450 | 1200 | 0 | 7 | 1962 | 4 | 10425 | N | N | 28471 KENT-BLACK DIAMOND RD SE |
| 4 | 112105 | 9088 | 12/05 | \$231,000 | 1210 | 370 | 7 | 1988 | 3 | 19546 | N | N | 16228 SE 318TH ST |
| 4 | 796845 | 0220 | 06/05 | \$315,000 | 1210 | 220 | 7 | 1987 | 3 | 36641 | N | N | 16239 SE 322ND ST |
| 4 | 112105 | 9102 | 04/03 | \$230,500 | 1220 | 780 | 7 | 1988 | 3 | 36109 | N | N | 16329 SE 318TH ST |
| 4 | 202581 | 0060 | 12/03 | \$191,000 | 1230 | 0 | 7 | 1974 | 3 | 31860 | N | N | 21315 SE 351ST ST |
| 4 | 221290 | 0130 | 10/05 | \$213,500 | 1230 | 0 | 7 | 1969 | 4 | 9720 | N | N | 30601 153RD AV SE |
| 4 | 221290 | 0770 | 03/04 | \$175,000 | 1230 | 0 | 7 | 1969 | 3 | 9450 | N | N | 30412 153RD AV SE |
| 4 | 221290 | 0840 | 10/03 | \$173,500 | 1230 | 0 | 7 | 1969 | 4 | 8820 | N | N | 15417 SE 304TH PL |
| 4 | 221290 | 1000 | 08/05 | \$238,000 | 1230 | 0 | 7 | 1969 | 5 | 9000 | N | N | 30465 154TH PL SE |
| 4 | 221290 | 1110 | 10/04 | \$187,200 | 1230 | 0 | 7 | 1969 | 4 | 11004 | N | N | 30426 155TH PL SE |
| 4 | 221290 | 1180 | 11/03 | \$173,450 | 1230 | 0 | 7 | 1969 | 4 | 10780 | N | N | 15514 SE 304TH PL |
| 4 | 660041 | 0070 | 11/05 | \$235,000 | 1230 | 0 | 7 | 1970 | 3 | 9750 | N | N | 31010 148TH AV SE |
| 4 | 957800 | 0120 | 09/04 | \$252,500 | 1240 | 600 | 7 | 1975 | 5 | 15550 | N | N | 16922 SE AUBURN-BLACK DIAMOND RD |
| 4 | 329860 | 0620 | 07/03 | \$270,000 | 1290 | 1230 | 7 | 1977 | 3 | 15755 | N | N | 34005 135TH AV SE |
| 4 | 796846 | 0180 | 06/04 | \$277,500 | 1290 | 590 | 7 | 1990 | 3 | 35100 | N | N | 15731 SE 323RD ST |
| 4 | 796846 | 0150 | 12/03 | \$199,000 | 1300 | 0 | 7 | 1990 | 3 | 39654 | N | N | 32311 157TH AV SE |
| 4 | 341060 | 0320 | 05/04 | \$203,400 | 1310 | 0 | 7 | 1982 | 3 | 16908 | N | N | 33330 E LAKE HOLM DR SE |
| 4 | 242105 | 9107 | 04/04 | \$280,000 | 1320 | 0 | 7 | 1980 | 3 | 89900 | N | N | 17641 SE LAKE MONEYSMITH RD |
| 4 | 796846 | 0120 | 10/05 | \$257,000 | 1330 | 0 | 7 | 1989 | 3 | 43995 | N | N | 32231 157TH AV SE |
| 4 | 796846 | 0140 | 04/05 | \$270,000 | 1330 | 0 | 7 | 1990 | 4 | 46276 | N | N | 32251 157TH AV SE |
| 4 | 796846 | 0270 | 06/05 | \$235,000 | 1330 | 0 | 7 | 1989 | 3 | 35060 | N | N | 32236 159TH AV SE |
| 4 | 796846 | 0280 | 03/03 | \$228,500 | 1340 | 360 | 7 | 1989 | 3 | 35013 | N | N | 32224 159TH AV SE |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------------------|
| 4 | 221290 | 1230 | 07/05 | \$239,950 | 1360 | 0 | 7 | 1969 | 5 | 11610 | N | N | 15404 SE 304TH PL |
| 4 | 796845 | 0010 | 08/05 | \$288,350 | 1370 | 0 | 7 | 1987 | 4 | 36269 | N | N | 16031 SE 320TH ST |
| 4 | 232105 | 9065 | 10/04 | \$449,950 | 1380 | 830 | 7 | 1973 | 4 | 418176 | N | N | 15475 SE LAKE MONEYSMITH RD |
| 4 | 242105 | 9087 | 07/03 | \$250,000 | 1380 | 670 | 7 | 1978 | 3 | 46173 | N | N | 17621 SE LAKE MONEYSMITH RD |
| 4 | 122105 | 9010 | 11/04 | \$270,515 | 1390 | 600 | 7 | 1974 | 4 | 35330 | N | N | 16532 SE AUBURN-BLACK DIAMOND RD |
| 4 | 341060 | 0415 | 12/03 | \$215,000 | 1390 | 0 | 7 | 1987 | 3 | 28029 | N | N | 33124 E LAKE HOLM DR SE |
| 4 | 660040 | 0390 | 05/04 | \$185,950 | 1390 | 0 | 7 | 1968 | 4 | 9800 | N | N | 30911 150TH AV SE |
| 4 | 192106 | 9046 | 02/05 | \$399,950 | 1400 | 1200 | 7 | 1980 | 4 | 205455 | N | N | 34207 183RD AV SE |
| 4 | 796846 | 0410 | 09/05 | \$329,950 | 1400 | 260 | 7 | 1988 | 5 | 36957 | N | N | 15825 SE 322ND ST |
| 4 | 122105 | 9176 | 08/05 | \$415,000 | 1410 | 790 | 7 | 1989 | 3 | 268329 | N | N | 16501 SE 311TH ST |
| 4 | 796846 | 0190 | 07/03 | \$225,000 | 1410 | 360 | 7 | 1990 | 3 | 35100 | N | N | 15745 SE 323RD ST |
| 4 | 022105 | 9011 | 10/05 | \$337,000 | 1600 | 0 | 7 | 1956 | 4 | 115635 | N | N | 29245 154TH AV SE |
| 4 | 179600 | 0070 | 08/05 | \$379,950 | 1640 | 0 | 7 | 1962 | 4 | 152460 | N | N | 33211 192ND AV SE |
| 4 | 142105 | 9035 | 07/03 | \$280,000 | 1650 | 0 | 7 | 1983 | 3 | 103672 | N | N | 16255 SE 320TH ST |
| 4 | 221290 | 1100 | 06/04 | \$229,000 | 1670 | 0 | 7 | 1969 | 4 | 9086 | N | N | 30434 155TH PL SE |
| 4 | 022105 | 9028 | 09/04 | \$218,000 | 1680 | 0 | 7 | 1994 | 3 | 9000 | N | N | 28866 156TH AV SE |
| 4 | 329860 | 0880 | 07/04 | \$235,000 | 1690 | 0 | 7 | 1978 | 3 | 15910 | N | N | 33920 134TH AV SE |
| 4 | 022105 | 9083 | 06/05 | \$320,000 | 1700 | 0 | 7 | 1956 | 3 | 83199 | N | N | 15650 SE 296TH ST |
| 4 | 242105 | 9111 | 05/03 | \$332,000 | 1790 | 1780 | 7 | 1999 | 3 | 108029 | N | N | 34828 169TH AV SE |
| 4 | 341060 | 0045 | 11/03 | \$315,000 | 1790 | 1780 | 7 | 1987 | 3 | 23925 | Y | Y | 16202 SE LAKE HOLM RD |
| 4 | 660040 | 0440 | 09/05 | \$250,000 | 1800 | 0 | 7 | 1968 | 5 | 9590 | N | N | 30912 150TH AV SE |
| 4 | 796846 | 0430 | 11/04 | \$295,000 | 1800 | 0 | 7 | 2003 | 3 | 35070 | N | N | 15929 SE 322ND ST |
| 4 | 329860 | 0080 | 03/04 | \$244,950 | 1810 | 410 | 7 | 1979 | 3 | 13000 | N | N | 13225 SE 337TH ST |
| 4 | 132105 | 9102 | 08/04 | \$375,000 | 1990 | 0 | 7 | 1977 | 4 | 137649 | N | N | 17318 SE LAKE HOLM RD |
| 4 | 152105 | 9031 | 02/04 | \$304,000 | 2000 | 0 | 7 | 1958 | 5 | 52707 | N | N | 33504 147TH AV SE |
| 4 | 122105 | 9174 | 10/05 | \$305,000 | 2090 | 0 | 7 | 1986 | 3 | 54014 | N | N | 16615 SE 311TH ST |
| 4 | 329861 | 0050 | 05/03 | \$246,950 | 2110 | 0 | 7 | 1979 | 4 | 14700 | N | N | 33616 135TH AV SE |
| 4 | 329861 | 0220 | 07/04 | \$265,000 | 2270 | 0 | 7 | 1992 | 3 | 20700 | N | N | 34012 135TH AV SE |
| 4 | 252105 | 9027 | 03/04 | \$415,950 | 2290 | 0 | 7 | 1973 | 4 | 213444 | Y | N | 16607 SE 352ND ST |
| 4 | 660041 | 0270 | 05/05 | \$252,750 | 2360 | 0 | 7 | 1970 | 5 | 10500 | N | N | 31011 150TH AV SE |
| 4 | 570921 | 0080 | 11/03 | \$299,900 | 2480 | 0 | 7 | 1979 | 4 | 42987 | Y | N | 33659 130TH AV SE |
| 4 | 957800 | 0110 | 03/04 | \$252,000 | 2500 | 0 | 7 | 1975 | 4 | 29602 | N | N | 16930 SE AUBURN-BLACK DIAMOND RD |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------------------|
| 4 | 022105 | 9069 | 02/04 | \$345,000 | 2580 | 0 | 7 | 1959 | 4 | 69696 | N | N | 28845 156TH AV SE |
| 4 | 329860 | 0740 | 06/04 | \$259,500 | 1190 | 550 | 8 | 1977 | 3 | 14022 | N | N | 34006 133RD AV SE |
| 4 | 329860 | 0840 | 05/03 | \$264,500 | 1240 | 600 | 8 | 1976 | 4 | 13000 | N | N | 33950 134TH AV SE |
| 4 | 329860 | 0890 | 07/04 | \$291,000 | 1320 | 780 | 8 | 1976 | 4 | 19500 | N | N | 33912 134TH AV SE |
| 4 | 329861 | 0200 | 07/05 | \$329,900 | 1330 | 960 | 8 | 1979 | 3 | 17100 | N | N | 13526 SE 340TH ST |
| 4 | 102105 | 9039 | 01/04 | \$270,000 | 1340 | 0 | 8 | 1947 | 4 | 114562 | N | N | 14526 SE 318TH ST |
| 4 | 329860 | 0590 | 04/05 | \$264,000 | 1340 | 0 | 8 | 1976 | 4 | 15930 | N | N | 33913 135TH AV SE |
| 4 | 329860 | 0290 | 08/04 | \$260,000 | 1430 | 780 | 8 | 1977 | 4 | 11000 | N | N | 33826 133RD AV SE |
| 4 | 142105 | 9085 | 06/03 | \$309,986 | 1460 | 920 | 8 | 2002 | 3 | 185565 | N | N | 32502 162ND AV SE |
| 4 | 329860 | 0700 | 06/05 | \$395,000 | 1600 | 1340 | 8 | 1977 | 4 | 14060 | N | N | 13306 SE 342ND ST |
| 4 | 112105 | 9066 | 03/05 | \$310,000 | 1640 | 700 | 8 | 1974 | 3 | 65340 | N | N | 16302 SE AUBURN-BLACK DIAMOND RD |
| 4 | 570921 | 0040 | 07/03 | \$315,000 | 1650 | 870 | 8 | 1979 | 4 | 25310 | N | N | 33627 130TH AV SE |
| 4 | 202580 | 0090 | 05/04 | \$305,000 | 1780 | 0 | 8 | 1975 | 4 | 42000 | N | N | 34630 215TH AV SE |
| 4 | 329861 | 0020 | 02/04 | \$275,000 | 1780 | 540 | 8 | 1978 | 4 | 15180 | N | N | 13416 SE 337TH ST |
| 4 | 329861 | 0230 | 08/05 | \$289,000 | 1790 | 0 | 8 | 1989 | 4 | 15136 | N | N | 34018 135TH AV SE |
| 4 | 341060 | 0375 | 06/04 | \$239,995 | 1830 | 0 | 8 | 1978 | 3 | 29251 | N | N | 33200 E LAKE HOLM DR SE |
| 4 | 570921 | 0100 | 08/05 | \$412,000 | 1830 | 0 | 8 | 1979 | 5 | 45864 | N | N | 33671 130TH AV SE |
| 4 | 022105 | 9186 | 05/04 | \$370,000 | 1940 | 0 | 8 | 1990 | 3 | 65340 | Y | N | 29046 152ND AV SE |
| 4 | 202106 | 9082 | 07/04 | \$523,700 | 1940 | 0 | 8 | 1977 | 4 | 110206 | Y | N | 20229 SE 344TH ST |
| 4 | 202580 | 0150 | 08/05 | \$420,000 | 1950 | 0 | 8 | 1982 | 5 | 35720 | N | N | 34617 215TH AV SE |
| 4 | 329860 | 0020 | 12/05 | \$314,900 | 1980 | 0 | 8 | 1977 | 4 | 16544 | N | N | 33611 132ND PL SE |
| 4 | 192106 | 9074 | 03/05 | \$495,000 | 2000 | 0 | 8 | 1977 | 4 | 179248 | N | N | 18705 SE LAKE HOLM RD |
| 4 | 329860 | 0900 | 04/03 | \$248,000 | 2090 | 0 | 8 | 1976 | 3 | 12992 | N | N | 13407 SE 339TH ST |
| 4 | 786150 | 0160 | 02/04 | \$370,000 | 2100 | 0 | 8 | 1997 | 3 | 179467 | N | N | 15657 SE 303RD PL |
| 4 | 122105 | 9112 | 04/04 | \$307,500 | 2160 | 0 | 8 | 1978 | 4 | 28750 | N | N | 31233 168TH AV SE |
| 4 | 329860 | 0870 | 10/05 | \$345,000 | 2180 | 0 | 8 | 1977 | 4 | 16100 | N | N | 33928 134TH AV SE |
| 4 | 341060 | 0255 | 11/03 | \$336,000 | 2190 | 0 | 8 | 1986 | 3 | 18755 | Y | Y | 33025 E LAKE HOLM DR SE |
| 4 | 122105 | 9173 | 08/05 | \$579,000 | 2210 | 2050 | 8 | 1986 | 4 | 54014 | N | N | 16629 SE 311TH ST |
| 4 | 202106 | 9091 | 07/05 | \$339,950 | 2220 | 0 | 8 | 1980 | 4 | 44866 | N | N | 34205 206TH AV SE |
| 4 | 321123 | 0210 | 01/03 | \$301,400 | 2240 | 0 | 8 | 1984 | 3 | 34992 | N | N | 32310 169TH AV SE |
| 4 | 115600 | 0220 | 07/03 | \$236,000 | 2380 | 0 | 8 | 1981 | 3 | 16845 | N | N | 29256 158TH AV SE |
| 4 | 329860 | 0460 | 08/04 | \$328,950 | 2400 | 0 | 8 | 1982 | 4 | 14300 | N | N | 13206 SE 342ND ST |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 4 | 122105 | 9157 | 06/04 | \$417,000 | 2480 | 1560 | 8 | 1976 | 3 | 72745 | N | N | 31005 168TH WY SE |
| 4 | 115600 | 0240 | 04/04 | \$318,000 | 2510 | 1180 | 8 | 1978 | 3 | 19643 | N | N | 29240 158TH AV SE |
| 4 | 202106 | 9087 | 08/04 | \$625,000 | 2540 | 1820 | 8 | 1983 | 4 | 218235 | Y | N | 34320 206TH AV SE |
| 4 | 232105 | 9046 | 01/04 | \$359,500 | 2600 | 0 | 8 | 1973 | 3 | 165963 | N | N | 15702 SE 344TH ST |
| 4 | 329861 | 0270 | 04/03 | \$339,000 | 2660 | 0 | 8 | 1987 | 4 | 36154 | N | N | 34211 136TH AV SE |
| 4 | 232105 | 9021 | 12/05 | \$549,900 | 2860 | 0 | 8 | 1976 | 5 | 134164 | N | N | 15927 SE LAKE HOLM RD |
| 4 | 570921 | 0020 | 11/03 | \$305,000 | 3030 | 0 | 8 | 1979 | 4 | 15025 | N | N | 33611 130TH AV SE |
| 4 | 132105 | 9048 | 12/04 | \$455,000 | 3770 | 0 | 8 | 1966 | 4 | 186872 | N | N | 17321 SE LAKE HOLM RD |
| 4 | 321126 | 0090 | 03/04 | \$359,000 | 1750 | 610 | 9 | 1987 | 3 | 35080 | N | N | 32914 170TH PL SE |
| 4 | 321127 | 0170 | 02/03 | \$410,000 | 2030 | 2030 | 9 | 1989 | 3 | 35621 | N | N | 32915 176TH AV SE |
| 4 | 232105 | 9052 | 04/04 | \$475,000 | 2080 | 350 | 9 | 1971 | 4 | 121096 | Y | N | 15309 SE 344TH ST |
| 4 | 321126 | 0270 | 06/03 | \$324,000 | 2100 | 0 | 9 | 1987 | 3 | 36001 | N | N | 32824 169TH AV SE |
| 4 | 321123 | 0170 | 06/04 | \$425,000 | 2220 | 860 | 9 | 1985 | 3 | 35370 | N | N | 32127 169TH AV SE |
| 4 | 321124 | 0230 | 03/04 | \$349,500 | 2220 | 0 | 9 | 1986 | 3 | 30510 | N | N | 32406 171ST AV SE |
| 4 | 329860 | 0440 | 12/05 | \$375,000 | 2320 | 0 | 9 | 1977 | 4 | 16800 | N | N | 34113 133RD AV SE |
| 4 | 321127 | 0210 | 10/04 | \$392,450 | 2360 | 0 | 9 | 1990 | 3 | 35780 | N | N | 17438 SE 329TH ST |
| 4 | 321124 | 0270 | 05/04 | \$399,900 | 2450 | 0 | 9 | 1988 | 3 | 35854 | N | N | 17026 SE 326TH PL |
| 4 | 341060 | 0070 | 03/05 | \$573,423 | 2470 | 1160 | 9 | 2005 | 3 | 34597 | Y | Y | 33518 161ST LN SE |
| 4 | 321126 | 0420 | 08/05 | \$590,000 | 2550 | 0 | 9 | 1990 | 3 | 63142 | N | N | 33215 170TH PL SE |
| 4 | 022105 | 9188 | 10/05 | \$475,000 | 2580 | 0 | 9 | 1996 | 3 | 84506 | N | N | 29105 154TH AV SE |
| 4 | 321126 | 0290 | 12/05 | \$519,500 | 2620 | 0 | 9 | 1987 | 3 | 35124 | N | N | 16915 SE 328TH PL |
| 4 | 321124 | 0220 | 11/05 | \$550,000 | 2630 | 0 | 9 | 1986 | 3 | 29693 | N | N | 32420 171ST AV SE |
| 4 | 321124 | 0320 | 05/05 | \$476,500 | 2640 | 0 | 9 | 1986 | 4 | 31941 | N | N | 16915 SE 325TH PL |
| 4 | 142105 | 9089 | 03/05 | \$462,000 | 2730 | 0 | 9 | 2005 | 3 | 132858 | N | N | 15828 SE 326TH ST |
| 4 | 321126 | 0360 | 09/03 | \$365,000 | 2770 | 0 | 9 | 1987 | 3 | 37740 | N | N | 16900 SE 331ST ST |
| 4 | 321124 | 0380 | 06/03 | \$399,950 | 2800 | 0 | 9 | 1989 | 3 | 36884 | N | N | 16906 SE 325TH PL |
| 4 | 341060 | 0075 | 02/03 | \$374,000 | 2820 | 0 | 9 | 2002 | 3 | 30000 | N | N | 33524 161ST LN SE |
| 4 | 112105 | 9019 | 10/03 | \$485,000 | 2830 | 0 | 9 | 2002 | 3 | 286189 | N | N | 30730 157TH PL SE |
| 4 | 321124 | 0120 | 07/03 | \$394,000 | 2920 | 0 | 9 | 1986 | 3 | 37683 | N | N | 16945 SE 327TH PL |
| 4 | 321127 | 0130 | 06/05 | \$484,900 | 2950 | 0 | 9 | 1988 | 3 | 35480 | N | N | 32924 174TH PL SE |
| 4 | 321127 | 0250 | 09/03 | \$436,000 | 2960 | 0 | 9 | 1989 | 3 | 35640 | N | N | 17258 SE 329TH ST |
| 4 | 152105 | 9044 | 07/05 | \$492,500 | 3000 | 690 | 9 | 1982 | 4 | 79714 | Y | N | 14606 SE 334TH ST |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------------|
| 4 | 112105 | 9032 | 10/04 | \$520,000 | 3030 | 0 | 9 | 2000 | 3 | 230432 | N | N | 30828 157TH PL SE |
| 4 | 242105 | 9144 | 12/03 | \$489,950 | 3070 | 0 | 9 | 1992 | 3 | 101494 | N | N | 17018 SE 339TH ST |
| 4 | 321127 | 0350 | 02/03 | \$409,000 | 3160 | 0 | 9 | 1988 | 3 | 35651 | N | N | 32931 174TH PL SE |
| 4 | 122105 | 9205 | 10/04 | \$548,500 | 3330 | 0 | 9 | 1999 | 3 | 47480 | N | N | 31603 KENT-BLACK DIAMOND RD SE |
| 4 | 232105 | 9002 | 09/05 | \$692,000 | 3410 | 0 | 9 | 1997 | 3 | 122403 | N | N | 33609 158TH AV SE |
| 4 | 281791 | 0250 | 05/04 | \$465,000 | 3480 | 0 | 9 | 1989 | 3 | 39413 | N | N | 33002 181ST AV SE |
| 4 | 202106 | 9075 | 05/05 | \$640,000 | 3530 | 0 | 9 | 1983 | 4 | 119790 | Y | N | 20105 SE 344TH ST |
| 4 | 321124 | 0160 | 02/03 | \$399,000 | 3570 | 0 | 9 | 1989 | 3 | 30451 | N | N | 17104 SE 328TH ST |
| 4 | 321126 | 0220 | 07/04 | \$450,000 | 3570 | 0 | 9 | 1987 | 3 | 40623 | N | N | 16830 SE 328TH PL |
| 4 | 192106 | 9128 | 11/05 | \$575,000 | 3800 | 0 | 9 | 1987 | 4 | 107752 | N | N | 19206 SE 342ND ST |
| 4 | 222105 | 9062 | 06/05 | \$795,000 | 6300 | 0 | 9 | 1998 | 3 | 217364 | Y | N | 14719 SE 340TH ST |
| 4 | 202577 | 0010 | 08/05 | \$793,000 | 1940 | 1370 | 10 | 2003 | 3 | 22129 | N | N | 13321 SE HUSKY WY |
| 4 | 341060 | 0090 | 11/05 | \$732,000 | 2070 | 1950 | 10 | 2004 | 3 | 36038 | Y | Y | 33519 161ST LN SE |
| 4 | 281791 | 0200 | 10/04 | \$490,000 | 2280 | 470 | 10 | 1990 | 3 | 39389 | N | N | 32817 181ST AV SE |
| 4 | 281791 | 0090 | 10/04 | \$452,000 | 2800 | 0 | 10 | 1989 | 3 | 36514 | N | N | 32714 183RD AV SE |
| 4 | 202576 | 0400 | 05/05 | \$785,900 | 3100 | 0 | 10 | 2003 | 3 | 26574 | N | N | 33435 135TH PL SE |
| 4 | 122105 | 9208 | 06/04 | \$638,450 | 3270 | 0 | 10 | 2004 | 3 | 220453 | N | N | 31931 176TH AV SE |
| 4 | 122105 | 9045 | 11/04 | \$750,000 | 3320 | 700 | 10 | 1994 | 3 | 220413 | N | N | 31819 176TH AV SE |
| 4 | 281790 | 0170 | 09/04 | \$470,450 | 3330 | 0 | 10 | 1988 | 4 | 38293 | N | N | 32556 181ST AV SE |
| 4 | 202576 | 0010 | 03/04 | \$598,000 | 3400 | 0 | 10 | 2001 | 3 | 23597 | N | N | 32731 145TH PL SE |
| 4 | 202577 | 0040 | 08/03 | \$599,500 | 3410 | 0 | 10 | 2003 | 3 | 25054 | N | N | 13316 SE 333RD CT |
| 4 | 202577 | 0050 | 05/05 | \$798,000 | 3440 | 0 | 10 | 2003 | 3 | 29067 | N | N | 33211 134TH AV SE |
| 4 | 202577 | 0020 | 08/03 | \$559,500 | 3460 | 0 | 10 | 2003 | 3 | 22259 | N | N | 13315 SE 333RD PL |
| 4 | 202576 | 0040 | 09/03 | \$542,000 | 3600 | 0 | 10 | 2002 | 3 | 22106 | N | N | 32713 145TH PL SE |
| 4 | 132105 | 9024 | 07/05 | \$750,600 | 3630 | 0 | 10 | 2005 | 3 | 214692 | N | N | 31939 176TH AV SE |
| 4 | 202577 | 0230 | 11/04 | \$769,000 | 3820 | 0 | 10 | 2004 | 3 | 22507 | N | N | 32938 135TH CT SE |
| 4 | 112105 | 9031 | 03/03 | \$642,000 | 3839 | 0 | 10 | 2000 | 3 | 217800 | Y | N | 30407 164TH AV SE |
| 4 | 202576 | 0420 | 09/04 | \$659,000 | 3840 | 0 | 10 | 2004 | 3 | 24043 | N | N | 33421 135TH PL SE |
| 4 | 202577 | 0120 | 07/04 | \$649,500 | 3840 | 0 | 10 | 2004 | 3 | 25380 | N | N | 33017 134TH CT SE |
| 4 | 292106 | 9070 | 10/03 | \$565,000 | 3880 | 0 | 10 | 1996 | 3 | 184258 | N | Y | 20711 SE GREEN VALLEY RD |
| 4 | 132105 | 9136 | 03/03 | \$659,900 | 4220 | 0 | 10 | 2002 | 3 | 218236 | N | N | 32906 176TH AV SE |
| 4 | 132105 | 9137 | 02/03 | \$649,900 | 4360 | 0 | 10 | 2001 | 3 | 217800 | N | N | 32910 176TH AV SE |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------------|
| 4 | 202576 | 0410 | 12/03 | \$645,000 | 3120 | 0 | 11 | 2002 | 3 | 24860 | N | N | 33427 135TH PL SE |
| 4 | 202577 | 0170 | 05/04 | \$700,000 | 3440 | 0 | 11 | 2004 | 3 | 21799 | N | N | 32936 134TH CT SE |
| 4 | 202576 | 0170 | 11/05 | \$796,920 | 3620 | 0 | 11 | 2005 | 3 | 24551 | N | N | 32916 143RD CT SE |
| 4 | 202576 | 0050 | 12/04 | \$869,000 | 3790 | 0 | 11 | 2002 | 3 | 28866 | N | N | 32707 145TH PL SE |
| 4 | 202576 | 0180 | 11/03 | \$685,000 | 3820 | 0 | 11 | 2003 | 3 | 27336 | N | N | 32925 143RD CT SE |
| 4 | 202576 | 0360 | 08/03 | \$710,000 | 4040 | 0 | 11 | 2002 | 3 | 26929 | N | N | 33410 135TH PL SE |
| 4 | 202577 | 0090 | 11/05 | \$860,000 | 4080 | 0 | 11 | 2005 | 3 | 24480 | N | N | 33103 134TH AV SE |
| 4 | 202577 | 0060 | 08/04 | \$789,500 | 4110 | 0 | 11 | 2004 | 3 | 22778 | N | N | 33205 134TH AV SE |
| 4 | 202577 | 0080 | 07/05 | \$849,500 | 4340 | 0 | 11 | 2005 | 3 | 24480 | N | N | 33109 134TH AV SE |
| 4 | 202576 | 0320 | 07/05 | \$1,150,000 | 4690 | 0 | 12 | 2001 | 3 | 23670 | N | N | 33242 139TH TER SE |
| 5 | 012105 | 9007 | 09/04 | \$170,000 | 1200 | 0 | 5 | 1968 | 3 | 43560 | N | N | 29440 164TH AV SE |
| 5 | 062106 | 9213 | 11/04 | \$210,000 | 710 | 580 | 6 | 1972 | 4 | 20000 | N | N | 29422 192ND AV SE |
| 5 | 062106 | 9145 | 05/03 | \$134,500 | 870 | 0 | 6 | 1947 | 3 | 7590 | N | N | 29251 188TH AV SE |
| 5 | 795070 | 0080 | 06/05 | \$192,200 | 950 | 0 | 6 | 1970 | 3 | 9918 | N | N | 31006 179TH PL SE |
| 5 | 062106 | 9100 | 12/05 | \$207,000 | 990 | 0 | 6 | 1962 | 4 | 9450 | N | N | 28853 187TH PL SE |
| 5 | 062106 | 9106 | 02/05 | \$203,500 | 1000 | 0 | 6 | 1962 | 4 | 10125 | N | N | 28843 187TH PL SE |
| 5 | 062106 | 9112 | 07/05 | \$192,000 | 1000 | 0 | 6 | 1962 | 3 | 10125 | N | N | 28849 187TH PL SE |
| 5 | 405320 | 0165 | 08/03 | \$297,000 | 1000 | 0 | 6 | 1993 | 3 | 13384 | Y | Y | 31003 E LAKE MORTON DR SE |
| 5 | 436670 | 0090 | 01/04 | \$162,000 | 1010 | 0 | 6 | 1975 | 4 | 9611 | N | N | 33720 207TH PL SE |
| 5 | 062106 | 9099 | 04/05 | \$216,000 | 1150 | 0 | 6 | 1961 | 4 | 10890 | N | N | 19525 SE COVINGTON-SAWYER RD |
| 5 | 062106 | 9206 | 09/03 | \$189,950 | 1200 | 600 | 6 | 1972 | 3 | 20000 | N | N | 29426 192ND AV SE |
| 5 | 436670 | 0110 | 03/03 | \$155,306 | 1200 | 0 | 6 | 1973 | 4 | 9611 | N | N | 33704 207TH PL SE |
| 5 | 062106 | 9137 | 07/03 | \$159,000 | 1230 | 0 | 6 | 1968 | 3 | 11761 | N | N | 29009 194TH PL SE |
| 5 | 062106 | 9104 | 04/05 | \$216,500 | 1270 | 0 | 6 | 1962 | 4 | 10125 | N | N | 28837 187TH PL SE |
| 5 | 062106 | 9110 | 06/04 | \$204,000 | 1300 | 0 | 6 | 1961 | 3 | 9450 | N | N | 29016 187TH AV SE |
| 5 | 362205 | 9149 | 07/05 | \$235,000 | 1300 | 0 | 6 | 1969 | 3 | 12632 | N | N | 17809 SE COVINGTON-SAWYER RD |
| 5 | 436670 | 0080 | 12/04 | \$213,000 | 1300 | 0 | 6 | 1975 | 5 | 9611 | N | N | 33728 207TH PL SE |
| 5 | 062106 | 9267 | 05/04 | \$235,750 | 1320 | 0 | 6 | 1989 | 3 | 60984 | N | N | 29115 196TH AV SE |
| 5 | 405320 | 0080 | 08/05 | \$527,000 | 1350 | 220 | 6 | 1957 | 4 | 21375 | Y | Y | 30891 E LAKE MORTON DR SE |
| 5 | 022105 | 9052 | 11/04 | \$350,000 | 1400 | 0 | 6 | 1956 | 5 | 181645 | N | N | 29255 164TH AV SE |
| 5 | 062106 | 9103 | 02/05 | \$215,450 | 1450 | 0 | 6 | 1962 | 3 | 24692 | N | N | 19501 SE COVINGTON-SAWYER RD |
| 5 | 362205 | 9055 | 11/04 | \$237,000 | 1460 | 0 | 6 | 1947 | 4 | 40946 | N | N | 17533 SE COVINGTON-SAWYER RD |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------------|
| 5 | 062106 | 9022 | 03/05 | \$335,000 | 1520 | 0 | 6 | 1978 | 4 | 78843 | N | N | 29830 188TH AV SE |
| 5 | 436670 | 0200 | 04/05 | \$235,000 | 1810 | 0 | 6 | 1975 | 4 | 9611 | N | N | 33801 207TH PL SE |
| 5 | 062106 | 9122 | 03/04 | \$237,450 | 2000 | 0 | 6 | 1962 | 4 | 25505 | N | N | 19509 SE COVINGTON-SAWYER RD |
| 5 | 344410 | 0370 | 01/03 | \$181,900 | 1000 | 0 | 7 | 1966 | 4 | 47916 | N | N | 19770 SE 277TH ST |
| 5 | 286890 | 0090 | 09/04 | \$207,480 | 1010 | 0 | 7 | 1972 | 4 | 12348 | N | N | 28805 190TH AV SE |
| 5 | 795070 | 0050 | 01/04 | \$184,950 | 1100 | 0 | 7 | 1969 | 3 | 9991 | N | N | 17922 SE 311TH ST |
| 5 | 795070 | 0110 | 05/04 | \$183,000 | 1100 | 0 | 7 | 1969 | 3 | 10125 | N | N | 31021 179TH PL SE |
| 5 | 795070 | 0140 | 03/03 | \$169,950 | 1100 | 0 | 7 | 1969 | 3 | 10214 | N | N | 31111 179TH PL SE |
| 5 | 859440 | 0260 | 05/05 | \$310,000 | 1110 | 520 | 7 | 1987 | 3 | 28868 | N | N | 33211 205TH AV SE |
| 5 | 859440 | 0430 | 06/04 | \$265,000 | 1110 | 260 | 7 | 1985 | 3 | 35160 | N | N | 20525 SE 334TH PL |
| 5 | 894420 | 0040 | 07/03 | \$173,000 | 1140 | 0 | 7 | 1973 | 4 | 10125 | N | N | 29223 161ST PL SE |
| 5 | 894420 | 0120 | 07/05 | \$234,000 | 1140 | 0 | 7 | 1973 | 3 | 10125 | N | N | 29224 161ST PL SE |
| 5 | 286890 | 0080 | 07/05 | \$230,110 | 1150 | 0 | 7 | 1972 | 4 | 14694 | N | N | 28804 190TH AV SE |
| 5 | 344410 | 0072 | 08/04 | \$224,500 | 1150 | 0 | 7 | 1965 | 3 | 50529 | N | N | 19706 SE 284TH ST |
| 5 | 362205 | 9158 | 10/03 | \$298,000 | 1180 | 900 | 7 | 1975 | 3 | 62726 | N | N | 17431 SE COVINGTON-SAWYER RD |
| 5 | 859440 | 0250 | 06/05 | \$294,950 | 1190 | 360 | 7 | 1987 | 3 | 30687 | N | N | 33207 205TH AV SE |
| 5 | 012105 | 9063 | 12/05 | \$305,900 | 1200 | 0 | 7 | 1970 | 4 | 22021 | N | N | 17900 SE 288TH PL |
| 5 | 062106 | 9193 | 04/03 | \$159,000 | 1200 | 0 | 7 | 1972 | 3 | 10890 | N | N | 19028 SE COVINGTON-SAWYER RD |
| 5 | 189801 | 0030 | 01/03 | \$227,900 | 1210 | 600 | 7 | 1978 | 4 | 14985 | N | N | 28930 188TH PL SE |
| 5 | 189801 | 0130 | 02/05 | \$271,800 | 1210 | 490 | 7 | 1978 | 4 | 14985 | N | N | 28943 188TH PL SE |
| 5 | 784350 | 0510 | 09/03 | \$199,950 | 1210 | 0 | 7 | 1985 | 3 | 12006 | N | N | 29412 215TH AV SE |
| 5 | 022105 | 9175 | 05/05 | \$273,000 | 1220 | 620 | 7 | 1980 | 3 | 14325 | N | N | 16026 SE 292ND ST |
| 5 | 795060 | 0040 | 02/04 | \$205,000 | 1230 | 0 | 7 | 1969 | 4 | 10125 | N | N | 31204 179TH PL SE |
| 5 | 322206 | 9127 | 12/04 | \$235,000 | 1250 | 0 | 7 | 1970 | 3 | 110206 | N | N | 19660 SE 287TH ST |
| 5 | 344400 | 0030 | 03/05 | \$364,950 | 1250 | 720 | 7 | 1964 | 4 | 101494 | N | N | 28209 201ST AV SE |
| 5 | 795060 | 0020 | 05/05 | \$205,000 | 1250 | 0 | 7 | 1969 | 4 | 10125 | N | N | 31216 179TH PL SE |
| 5 | 237700 | 0200 | 11/05 | \$280,000 | 1260 | 570 | 7 | 1961 | 3 | 88426 | N | N | 18035 SE 317TH ST |
| 5 | 745980 | 0030 | 11/05 | \$334,950 | 1300 | 0 | 7 | 1977 | 3 | 50529 | N | N | 28830 207TH AV SE |
| 5 | 859440 | 0380 | 08/03 | \$262,500 | 1300 | 450 | 7 | 1985 | 3 | 37569 | N | N | 20506 SE 334TH PL |
| 5 | 915840 | 0120 | 04/03 | \$237,500 | 1300 | 350 | 7 | 1994 | 3 | 35180 | N | N | 32930 206TH PL SE |
| 5 | 405320 | 0120 | 09/03 | \$290,000 | 1310 | 0 | 7 | 1972 | 3 | 14478 | Y | Y | 30943 E LAKE MORTON DR SE |
| 5 | 062106 | 9182 | 07/03 | \$205,600 | 1320 | 0 | 7 | 1968 | 4 | 13860 | N | N | 28820 185TH AV SE |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------------------|
| 5 | 286890 | 0140 | 05/05 | \$232,000 | 1320 | 0 | 7 | 1974 | 4 | 10125 | N | N | 28905 190TH AV SE |
| 5 | 405320 | 0972 | 03/05 | \$275,500 | 1320 | 0 | 7 | 1983 | 3 | 47916 | N | N | 31445 W LAKE MORTON DR SE |
| 5 | 894420 | 0100 | 10/05 | \$249,000 | 1320 | 0 | 7 | 1973 | 4 | 9722 | N | N | 29240 161ST PL SE |
| 5 | 894420 | 0150 | 06/04 | \$209,000 | 1320 | 0 | 7 | 1973 | 4 | 10110 | N | N | 29204 161ST PL SE |
| 5 | 012105 | 9106 | 06/03 | \$329,950 | 1350 | 290 | 7 | 1991 | 3 | 251341 | N | N | 17206 SE 304TH ST |
| 5 | 795060 | 0060 | 07/05 | \$197,950 | 1350 | 0 | 7 | 1969 | 3 | 10242 | N | N | 31211 179TH PL SE |
| 5 | 237700 | 0220 | 09/04 | \$300,000 | 1430 | 0 | 7 | 1962 | 5 | 49658 | N | N | 18201 SE 317TH ST |
| 5 | 179615 | 0050 | 03/03 | \$271,000 | 1440 | 500 | 7 | 1987 | 3 | 38752 | N | N | 19419 SE 332ND PL |
| 5 | 266210 | 0020 | 05/04 | \$208,000 | 1440 | 0 | 7 | 1970 | 3 | 10073 | N | N | 16362 SE 291ST PL |
| 5 | 405320 | 0980 | 07/04 | \$324,950 | 1460 | 720 | 7 | 1958 | 4 | 105850 | N | N | 31429 W LAKE MORTON DR SE |
| 5 | 202106 | 9046 | 02/04 | \$317,000 | 1470 | 0 | 7 | 1966 | 4 | 220849 | N | N | 33623 206TH AV SE |
| 5 | 012105 | 9101 | 09/04 | \$399,000 | 1480 | 1390 | 7 | 1978 | 3 | 219106 | N | N | 17449 SE 300TH ST |
| 5 | 179625 | 0020 | 06/05 | \$382,500 | 1480 | 0 | 7 | 1988 | 3 | 41931 | N | N | 20419 SE 287TH ST |
| 5 | 405320 | 0841 | 02/04 | \$230,000 | 1480 | 0 | 7 | 1968 | 3 | 23505 | N | N | 31118 E LAKE MORTON DR SE |
| 5 | 189801 | 0040 | 06/03 | \$249,950 | 1500 | 430 | 7 | 1977 | 4 | 14985 | N | N | 28922 188TH PL SE |
| 5 | 192106 | 9039 | 12/03 | \$205,000 | 1500 | 700 | 7 | 1962 | 3 | 33750 | N | N | 19420 SE AUBURN-BLACK DIAMOND RD |
| 5 | 405320 | 0978 | 09/03 | \$270,000 | 1500 | 890 | 7 | 1978 | 4 | 22875 | N | N | 31441 W LAKE MORTON DR SE |
| 5 | 344400 | 0200 | 11/03 | \$238,150 | 1510 | 0 | 7 | 1969 | 4 | 44431 | N | N | 20225 SE 284TH ST |
| 5 | 022105 | 9110 | 06/05 | \$380,000 | 1560 | 0 | 7 | 1978 | 3 | 44983 | N | N | 29220 160TH AV SE |
| 5 | 062106 | 9079 | 08/05 | \$283,900 | 1560 | 0 | 7 | 1969 | 4 | 20037 | N | N | 18905 SE COVINGTON-SAWYER RD |
| 5 | 072106 | 9105 | 01/05 | \$360,000 | 1560 | 0 | 7 | 1985 | 4 | 131204 | N | N | 18634 SE 307TH PL |
| 5 | 062106 | 9134 | 05/03 | \$289,900 | 1580 | 0 | 7 | 1965 | 4 | 98881 | N | N | 30012 188TH AV SE |
| 5 | 362205 | 9116 | 10/04 | \$273,000 | 1600 | 0 | 7 | 1965 | 3 | 51400 | N | N | 17824 SE COVINGTON-SAWYER RD |
| 5 | 784350 | 0160 | 12/03 | \$215,000 | 1600 | 0 | 7 | 1986 | 3 | 12062 | N | N | 21410 SE 292ND PL |
| 5 | 012105 | 9089 | 05/05 | \$350,000 | 1640 | 0 | 7 | 1989 | 3 | 284011 | N | N | 17230 SE 304TH ST |
| 5 | 859440 | 0210 | 12/05 | \$340,000 | 1660 | 0 | 7 | 1986 | 4 | 29484 | N | N | 33240 205TH AV SE |
| 5 | 062106 | 9205 | 03/04 | \$249,000 | 1790 | 0 | 7 | 1972 | 3 | 20037 | N | N | 29021 189TH PL SE |
| 5 | 182106 | 9047 | 08/03 | \$228,000 | 1820 | 0 | 7 | 1968 | 4 | 29676 | N | N | 18742 SE AUBURN-BLACK DIAMOND RD |
| 5 | 332206 | 9037 | 04/03 | \$272,000 | 1820 | 0 | 7 | 1963 | 4 | 170319 | N | N | 21220 SE 284TH ST |
| 5 | 344410 | 0145 | 09/04 | \$249,950 | 1830 | 0 | 7 | 1972 | 3 | 23044 | N | N | 19807 SE 281ST ST |
| 5 | 147150 | 0050 | 07/03 | \$215,000 | 1850 | 0 | 7 | 1967 | 4 | 24647 | N | N | 28841 180TH AV SE |
| 5 | 757010 | 0030 | 10/05 | \$277,950 | 1850 | 0 | 7 | 2002 | 3 | 10032 | N | N | 21219 SE 292ND PL |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------------|
| 5 | 076670 | 0010 | 06/05 | \$305,000 | 1860 | 0 | 7 | 1984 | 3 | 10116 | N | N | 28803 184TH PL SE |
| 5 | 405320 | 0955 | 08/04 | \$276,500 | 1950 | 0 | 7 | 1961 | 3 | 77972 | N | N | 31611 W LAKE MORTON DR SE |
| 5 | 062106 | 9265 | 08/04 | \$300,000 | 1980 | 0 | 7 | 2002 | 3 | 35719 | N | N | 18202 SE COVINGTON-SAWYER RD |
| 5 | 795070 | 0120 | 03/05 | \$325,000 | 1980 | 0 | 7 | 2003 | 3 | 10051 | N | N | 17906 SE 311TH ST |
| 5 | 179625 | 0120 | 05/04 | \$325,000 | 2110 | 0 | 7 | 1988 | 3 | 36932 | N | N | 20815 SE 287TH ST |
| 5 | 859440 | 0390 | 08/03 | \$260,000 | 2150 | 0 | 7 | 1985 | 3 | 35910 | N | N | 20502 SE 334TH PL |
| 5 | 062106 | 9073 | 08/05 | \$546,000 | 2160 | 1050 | 7 | 1998 | 3 | 104108 | N | N | 30007 188TH AV SE |
| 5 | 859440 | 0100 | 05/03 | \$259,950 | 2280 | 0 | 7 | 1987 | 3 | 35164 | N | N | 33316 206TH PL SE |
| 5 | 082106 | 9048 | 07/05 | \$373,000 | 2340 | 0 | 7 | 1984 | 3 | 214315 | N | N | 31416 202ND AV SE |
| 5 | 082106 | 9005 | 06/04 | \$407,000 | 2360 | 0 | 7 | 1992 | 3 | 100506 | N | N | 30427 204TH AV SE |
| 5 | 062106 | 9146 | 08/05 | \$355,000 | 1180 | 0 | 8 | 2004 | 3 | 55321 | N | N | 18815 SE 299TH PL |
| 5 | 258789 | 0450 | 06/05 | \$399,900 | 1180 | 400 | 8 | 1978 | 3 | 24622 | N | N | 17618 SE 290TH ST |
| 5 | 062106 | 9039 | 03/04 | \$309,950 | 1200 | 420 | 8 | 1980 | 3 | 106722 | N | N | 18809 SE 292ND PL |
| 5 | 948590 | 0010 | 07/05 | \$304,000 | 1230 | 500 | 8 | 1976 | 4 | 53143 | N | N | 28726 181ST AV SE |
| 5 | 784350 | 0490 | 10/05 | \$315,900 | 1290 | 340 | 8 | 1986 | 3 | 12006 | N | N | 29506 215TH AV SE |
| 5 | 179615 | 0160 | 12/05 | \$350,000 | 1300 | 970 | 8 | 1987 | 3 | 38851 | N | N | 19208 SE 332ND PL |
| 5 | 344412 | 0140 | 05/05 | \$290,000 | 1300 | 570 | 8 | 1978 | 3 | 36758 | N | N | 20902 SE 281ST ST |
| 5 | 784350 | 0030 | 10/04 | \$279,800 | 1300 | 360 | 8 | 1988 | 3 | 13334 | N | N | 21408 SE 291ST ST |
| 5 | 948592 | 0250 | 07/04 | \$288,000 | 1310 | 800 | 8 | 1978 | 3 | 36680 | N | N | 28243 187TH AV SE |
| 5 | 784350 | 0520 | 05/05 | \$276,000 | 1320 | 350 | 8 | 1986 | 3 | 12006 | N | N | 29404 215TH AV SE |
| 5 | 784350 | 0410 | 06/03 | \$230,000 | 1330 | 390 | 8 | 1987 | 3 | 12092 | N | N | 29419 215TH AV SE |
| 5 | 948590 | 0020 | 01/04 | \$225,000 | 1350 | 400 | 8 | 1977 | 3 | 34970 | N | N | 28708 181ST AV SE |
| 5 | 405320 | 0690 | 05/05 | \$514,950 | 1380 | 1110 | 8 | 1986 | 3 | 18615 | Y | Y | 30830 W LAKE MORTON DR SE |
| 5 | 784350 | 0200 | 01/05 | \$267,500 | 1390 | 460 | 8 | 1987 | 3 | 12064 | N | N | 21405 SE 292ND PL |
| 5 | 062106 | 9093 | 11/05 | \$420,000 | 1400 | 730 | 8 | 2005 | 3 | 132858 | N | N | 18836 SE 299TH PL |
| 5 | 948591 | 0130 | 10/03 | \$247,777 | 1400 | 340 | 8 | 1978 | 3 | 29700 | N | N | 28641 192ND PL SE |
| 5 | 258790 | 0070 | 03/04 | \$369,500 | 1440 | 0 | 8 | 1973 | 3 | 23078 | N | N | 29656 179TH PL SE |
| 5 | 948595 | 0410 | 10/04 | \$350,000 | 1440 | 380 | 8 | 1983 | 3 | 43278 | N | N | 28019 188TH AV SE |
| 5 | 784350 | 0680 | 03/05 | \$245,000 | 1470 | 0 | 8 | 1986 | 3 | 12127 | N | N | 29206 215TH AV SE |
| 5 | 179610 | 0080 | 12/04 | \$375,000 | 1520 | 500 | 8 | 1978 | 4 | 38745 | N | N | 32016 190TH AV SE |
| 5 | 258789 | 0080 | 01/03 | \$340,000 | 1530 | 0 | 8 | 1974 | 4 | 21875 | N | N | 17619 SE 295TH ST |
| 5 | 948590 | 0090 | 06/04 | \$279,398 | 1570 | 0 | 8 | 1977 | 4 | 62290 | N | N | 18321 SE 284TH ST |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------------|
| 5 | 948593 | 0180 | 04/04 | \$315,000 | 1570 | 500 | 8 | 1981 | 3 | 64468 | N | N | 18224 SE 286TH CT |
| 5 | 948593 | 0420 | 12/03 | \$349,950 | 1570 | 470 | 8 | 1981 | 3 | 26394 | N | N | 28715 189TH PL SE |
| 5 | 183970 | 0090 | 07/04 | \$302,000 | 1600 | 560 | 8 | 1979 | 3 | 14300 | N | N | 17513 SE 302ND ST |
| 5 | 784350 | 0530 | 05/03 | \$213,500 | 1600 | 0 | 8 | 1986 | 3 | 12006 | N | N | 29328 215TH AV SE |
| 5 | 948593 | 0030 | 03/04 | \$342,000 | 1600 | 700 | 8 | 1981 | 4 | 50094 | N | N | 18900 SE 287TH ST |
| 5 | 948594 | 0340 | 09/04 | \$359,950 | 1620 | 500 | 8 | 1986 | 3 | 35028 | N | N | 27612 195TH AV SE |
| 5 | 784350 | 0470 | 03/05 | \$274,900 | 1640 | 0 | 8 | 1986 | 3 | 12006 | N | N | 29522 215TH AV SE |
| 5 | 124940 | 0030 | 11/05 | \$325,000 | 1660 | 0 | 8 | 1986 | 3 | 19666 | N | N | 29748 174TH AV SE |
| 5 | 784350 | 0350 | 02/05 | \$259,950 | 1670 | 0 | 8 | 1986 | 3 | 12056 | N | N | 21413 SE 293RD ST |
| 5 | 405320 | 0210 | 07/05 | \$520,000 | 1730 | 1680 | 8 | 1973 | 4 | 13975 | Y | Y | 31057 E LAKE MORTON DR SE |
| 5 | 915840 | 0160 | 10/05 | \$359,000 | 1730 | 0 | 8 | 1994 | 3 | 41605 | N | N | 20516 SE 330TH ST |
| 5 | 948595 | 1210 | 02/04 | \$315,000 | 1730 | 780 | 8 | 1983 | 4 | 54312 | N | N | 18527 SE 280TH ST |
| 5 | 948593 | 0120 | 09/03 | \$329,950 | 1740 | 530 | 8 | 1980 | 4 | 32112 | N | N | 28612 185TH AV SE |
| 5 | 124940 | 0020 | 03/04 | \$307,950 | 1760 | 0 | 8 | 1986 | 3 | 22753 | N | N | 17424 SE 298TH ST |
| 5 | 911361 | 0280 | 06/05 | \$474,000 | 1760 | 840 | 8 | 1998 | 3 | 43500 | N | N | 19216 SE 328TH PL |
| 5 | 062106 | 9257 | 10/03 | \$283,000 | 1770 | 0 | 8 | 1981 | 3 | 47044 | N | N | 19007 SE COVINGTON-SAWYER RD |
| 5 | 784350 | 0120 | 04/03 | \$226,500 | 1770 | 0 | 8 | 1987 | 3 | 12058 | N | N | 21428 SE 292ND PL |
| 5 | 911361 | 0150 | 04/05 | \$350,000 | 1770 | 880 | 8 | 1976 | 3 | 36000 | N | N | 32718 193RD AV SE |
| 5 | 911361 | 0070 | 04/04 | \$348,000 | 1780 | 480 | 8 | 1975 | 3 | 39150 | N | N | 32638 194TH AV SE |
| 5 | 405320 | 0370 | 08/05 | \$524,900 | 1790 | 1790 | 8 | 1967 | 5 | 17641 | Y | Y | 31401 E LAKE MORTON DR SE |
| 5 | 948592 | 0180 | 05/03 | \$285,000 | 1790 | 530 | 8 | 1978 | 3 | 35555 | N | N | 18746 SE 284TH PL |
| 5 | 258789 | 0100 | 02/04 | \$370,000 | 1800 | 0 | 8 | 1986 | 3 | 21718 | N | N | 17641 SE 295TH ST |
| 5 | 721540 | 0240 | 10/04 | \$300,000 | 1800 | 0 | 8 | 1990 | 3 | 36549 | N | N | 19810 SE 296TH ST |
| 5 | 784350 | 0430 | 11/05 | \$323,500 | 1800 | 0 | 8 | 1986 | 3 | 12000 | N | N | 29503 215TH AV SE |
| 5 | 721540 | 0310 | 09/03 | \$322,000 | 1810 | 0 | 8 | 1989 | 3 | 34801 | N | N | 19939 SE 296TH ST |
| 5 | 179610 | 0087 | 02/03 | \$372,500 | 1830 | 780 | 8 | 1990 | 3 | 66646 | N | N | 19027 SE 320TH ST |
| 5 | 784350 | 0210 | 06/03 | \$228,900 | 1870 | 0 | 8 | 1987 | 3 | 12038 | N | N | 21409 SE 292ND PL |
| 5 | 784350 | 0270 | 02/04 | \$229,000 | 1870 | 0 | 8 | 1986 | 3 | 12035 | N | N | 21430 SE 293RD ST |
| 5 | 259755 | 0050 | 01/05 | \$298,000 | 1880 | 0 | 8 | 1978 | 3 | 28177 | N | N | 29639 176TH AV SE |
| 5 | 405320 | 0360 | 10/03 | \$493,000 | 1910 | 1100 | 8 | 1996 | 3 | 22907 | Y | Y | 31259 E LAKE MORTON DR SE |
| 5 | 784350 | 0040 | 10/04 | \$227,500 | 1920 | 0 | 8 | 1988 | 3 | 12757 | N | N | 21402 SE 291ST ST |
| 5 | 062106 | 9174 | 05/05 | \$376,500 | 1940 | 0 | 8 | 1976 | 5 | 69696 | N | N | 18908 SE COVINGTON-SAWYER RD |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------------------|
| 5 | 784350 | 0710 | 07/05 | \$309,900 | 1950 | 0 | 8 | 1989 | 3 | 12049 | N | N | 29100 215TH AV SE |
| 5 | 179625 | 0140 | 09/05 | \$408,450 | 2000 | 0 | 8 | 1989 | 4 | 30605 | N | N | 28707 210TH AV SE |
| 5 | 259755 | 0060 | 12/03 | \$289,990 | 2000 | 0 | 8 | 1978 | 3 | 28186 | N | N | 29645 176TH AV SE |
| 5 | 721542 | 0960 | 07/05 | \$397,900 | 2000 | 0 | 8 | 1994 | 3 | 45276 | N | N | 29510 207TH AV SE |
| 5 | 784350 | 0140 | 05/04 | \$266,800 | 2000 | 0 | 8 | 1989 | 3 | 13967 | N | N | 21418 SE 292ND PL |
| 5 | 721542 | 0800 | 07/05 | \$435,000 | 2010 | 0 | 8 | 1996 | 3 | 36933 | N | N | 29220 208TH CT SE |
| 5 | 721542 | 0850 | 01/04 | \$335,000 | 2010 | 0 | 8 | 1996 | 3 | 33449 | N | N | 20824 SE 293RD ST |
| 5 | 322206 | 9131 | 12/03 | \$292,000 | 2020 | 0 | 8 | 1978 | 3 | 54450 | N | N | 20316 SE 287TH ST |
| 5 | 721542 | 0060 | 03/03 | \$315,000 | 2020 | 0 | 8 | 1994 | 3 | 28000 | N | N | 29025 200TH PL SE |
| 5 | 721542 | 0740 | 03/05 | \$385,000 | 2050 | 0 | 8 | 1994 | 3 | 35798 | N | N | 20706 SE 293RD ST |
| 5 | 721542 | 0030 | 04/05 | \$375,000 | 2060 | 0 | 8 | 1994 | 3 | 34381 | N | N | 29024 200TH PL SE |
| 5 | 721542 | 0150 | 05/04 | \$365,000 | 2060 | 0 | 8 | 1994 | 3 | 52630 | N | N | 20017 SE 290TH PL |
| 5 | 721540 | 0700 | 07/05 | \$399,950 | 2070 | 0 | 8 | 1989 | 3 | 34473 | N | N | 29323 202ND AV SE |
| 5 | 745981 | 0120 | 04/05 | \$349,900 | 2120 | 0 | 8 | 1977 | 3 | 37720 | N | N | 28804 210TH AV SE |
| 5 | 911361 | 0080 | 05/05 | \$452,500 | 2120 | 0 | 8 | 1999 | 3 | 39200 | N | N | 32624 194TH AV SE |
| 5 | 721540 | 0370 | 07/03 | \$301,000 | 2130 | 0 | 8 | 1990 | 3 | 38008 | N | N | 29603 201ST PL SE |
| 5 | 344412 | 0080 | 02/05 | \$435,000 | 2140 | 0 | 8 | 1986 | 3 | 41384 | N | N | 20903 SE 281ST ST |
| 5 | 948590 | 0210 | 04/04 | \$339,950 | 2150 | 0 | 8 | 1977 | 4 | 69696 | N | N | 28408 180TH AV SE |
| 5 | 721542 | 0040 | 05/05 | \$392,000 | 2160 | 0 | 8 | 1994 | 3 | 28906 | N | N | 29020 200TH PL SE |
| 5 | 948593 | 0390 | 02/05 | \$338,000 | 2170 | 0 | 8 | 1980 | 3 | 36000 | N | N | 18719 SE 287TH ST |
| 5 | 948591 | 0230 | 06/05 | \$320,000 | 2180 | 0 | 8 | 1977 | 4 | 48351 | N | N | 19428 SE 286TH ST |
| 5 | 948595 | 0470 | 05/04 | \$359,950 | 2180 | 0 | 8 | 1984 | 3 | 40444 | N | N | 27818 187TH AV SE |
| 5 | 192106 | 9079 | 06/04 | \$337,950 | 2190 | 0 | 8 | 1993 | 3 | 72888 | N | N | 19210 SE AUBURN-BLACK DIAMOND RD |
| 5 | 258791 | 0100 | 02/04 | \$399,000 | 2190 | 0 | 8 | 1977 | 3 | 31365 | N | N | 17674 SE 297TH PL |
| 5 | 948595 | 0330 | 11/05 | \$425,000 | 2190 | 0 | 8 | 1984 | 4 | 35151 | N | N | 18840 SE 281ST ST |
| 5 | 344400 | 0013 | 01/03 | \$319,000 | 2210 | 0 | 8 | 2003 | 3 | 34177 | N | N | 28025 201ST AV SE |
| 5 | 012105 | 9088 | 10/04 | \$495,000 | 2220 | 0 | 8 | 1997 | 3 | 21198 | N | N | 29415 176TH AV SE |
| 5 | 322206 | 9111 | 05/04 | \$367,630 | 2230 | 0 | 8 | 2002 | 3 | 54885 | N | N | 20349 SE 287TH ST |
| 5 | 948593 | 0170 | 06/05 | \$432,000 | 2230 | 0 | 8 | 1982 | 3 | 114998 | N | N | 18306 SE 286TH ST |
| 5 | 948595 | 0970 | 11/05 | \$539,000 | 2230 | 1200 | 8 | 1985 | 3 | 36102 | N | N | 18330 SE 280TH ST |
| 5 | 012105 | 9102 | 11/05 | \$445,000 | 2250 | 0 | 8 | 1990 | 3 | 98010 | N | N | 17411 SE 298TH ST |
| 5 | 721542 | 1060 | 08/03 | \$365,500 | 2250 | 0 | 8 | 1995 | 3 | 48185 | N | N | 20761 SE 295TH ST |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 5 | 062106 | 9268 | 02/03 | \$349,950 | 2270 | 0 | 8 | 1990 | 3 | 53213 | N | N | 28626 183RD CT SE |
| 5 | 948593 | 0450 | 02/03 | \$310,000 | 2270 | 0 | 8 | 1981 | 3 | 25296 | N | N | 28704 189TH PL SE |
| 5 | 948595 | 0850 | 11/04 | \$365,000 | 2280 | 0 | 8 | 1984 | 3 | 35547 | N | N | 27825 187TH AV SE |
| 5 | 344410 | 0090 | 04/04 | \$439,950 | 2290 | 0 | 8 | 1990 | 3 | 110642 | N | N | 28133 197TH AV SE |
| 5 | 911350 | 0030 | 12/05 | \$360,000 | 2290 | 0 | 8 | 1967 | 4 | 26240 | N | N | 31860 195TH AV SE |
| 5 | 184260 | 0080 | 07/04 | \$358,000 | 2330 | 670 | 8 | 1980 | 3 | 14409 | N | N | 17507 SE 292ND PL |
| 5 | 948592 | 0090 | 10/05 | \$385,000 | 2340 | 0 | 8 | 1978 | 4 | 36000 | N | N | 18739 SE 284TH PL |
| 5 | 948592 | 0170 | 08/03 | \$299,950 | 2340 | 0 | 8 | 1978 | 3 | 35100 | N | N | 28251 188TH AV SE |
| 5 | 948592 | 0200 | 08/05 | \$356,500 | 2340 | 0 | 8 | 1978 | 3 | 30015 | N | N | 18702 SE 284TH PL |
| 5 | 948592 | 0230 | 07/05 | \$389,000 | 2340 | 0 | 8 | 1978 | 4 | 33600 | N | N | 28228 187TH AV SE |
| 5 | 124940 | 0130 | 05/03 | \$288,750 | 2350 | 0 | 8 | 1988 | 3 | 19495 | N | N | 29705 174TH AV SE |
| 5 | 183970 | 0070 | 09/04 | \$291,900 | 2350 | 0 | 8 | 1979 | 3 | 24150 | N | N | 17518 SE 302ND ST |
| 5 | 258791 | 0200 | 05/03 | \$396,000 | 2350 | 0 | 8 | 1986 | 3 | 29480 | N | N | 17644 SE 299TH PL |
| 5 | 948595 | 0120 | 04/03 | \$337,500 | 2370 | 0 | 8 | 1983 | 3 | 35729 | N | N | 28134 190TH AV SE |
| 5 | 948595 | 1270 | 01/03 | \$395,000 | 2380 | 730 | 8 | 1986 | 3 | 45610 | N | N | 28121 187TH AV SE |
| 5 | 721542 | 1000 | 11/04 | \$390,000 | 2390 | 0 | 8 | 1995 | 3 | 40515 | N | N | 20727 SE 295TH ST |
| 5 | 948590 | 0080 | 09/05 | \$388,000 | 2390 | 0 | 8 | 1977 | 4 | 60984 | N | N | 18309 SE 284TH ST |
| 5 | 948590 | 0190 | 02/04 | \$295,000 | 2390 | 0 | 8 | 1977 | 4 | 36360 | N | N | 28409 181ST AV SE |
| 5 | 022105 | 9132 | 11/03 | \$326,555 | 2400 | 0 | 8 | 1981 | 3 | 52272 | N | N | 29411 164TH AV SE |
| 5 | 948593 | 0340 | 07/03 | \$309,000 | 2400 | 0 | 8 | 1981 | 4 | 31008 | N | N | 28623 185TH AV SE |
| 5 | 179615 | 0100 | 12/03 | \$364,000 | 2410 | 0 | 8 | 1988 | 3 | 37427 | N | N | 19508 SE 332ND PL |
| 5 | 362205 | 9131 | 03/04 | \$458,000 | 2420 | 0 | 8 | 1991 | 3 | 105415 | N | N | 28044 177TH AV SE |
| 5 | 948591 | 0090 | 05/04 | \$290,000 | 2420 | 0 | 8 | 1977 | 4 | 31080 | N | N | 28620 192ND PL SE |
| 5 | 948591 | 0200 | 07/05 | \$325,000 | 2420 | 0 | 8 | 1977 | 4 | 42000 | N | N | 19316 SE 286TH ST |
| 5 | 948593 | 0460 | 04/05 | \$354,950 | 2430 | 0 | 8 | 1981 | 4 | 35090 | N | N | 18931 SE 287TH ST |
| 5 | 948595 | 0430 | 06/04 | \$335,260 | 2430 | 0 | 8 | 1984 | 4 | 37110 | N | N | 18728 SE 281ST ST |
| 5 | 721542 | 0230 | 05/04 | \$374,250 | 2440 | 0 | 8 | 1994 | 3 | 38111 | N | N | 20071 SE 290TH PL |
| 5 | 721542 | 0520 | 05/03 | \$345,000 | 2450 | 0 | 8 | 1996 | 3 | 28314 | N | N | 29316 204TH PL SE |
| 5 | 948595 | 1430 | 10/04 | \$410,000 | 2450 | 0 | 8 | 1983 | 3 | 37334 | N | N | 18739 SE 281ST ST |
| 5 | 721540 | 0680 | 02/03 | \$357,500 | 2480 | 0 | 8 | 1989 | 3 | 37517 | N | N | 29305 202ND AV SE |
| 5 | 179615 | 0060 | 08/03 | \$334,000 | 2500 | 0 | 8 | 1987 | 3 | 45876 | N | N | 19501 SE 332ND PL |
| 5 | 258789 | 0060 | 11/04 | \$450,000 | 2520 | 0 | 8 | 1977 | 4 | 18200 | N | N | 17602 SE 296TH ST |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 5 | 721540 | 0030 | 10/04 | \$423,000 | 2540 | 0 | 8 | 1989 | 3 | 40797 | N | N | 29132 201ST CT SE |
| 5 | 911361 | 0290 | 06/03 | \$318,500 | 2549 | 0 | 8 | 1999 | 3 | 43500 | N | N | 19204 SE 328TH PL |
| 5 | 948595 | 0160 | 10/04 | \$400,000 | 2550 | 0 | 8 | 1984 | 3 | 36183 | N | N | 19035 SE 281ST PL |
| 5 | 948595 | 1410 | 08/04 | \$390,000 | 2550 | 0 | 8 | 1984 | 3 | 38927 | N | N | 28108 187TH AV SE |
| 5 | 172106 | 9053 | 08/04 | \$389,000 | 2580 | 0 | 8 | 2004 | 3 | 127497 | N | N | 20806 SE 335TH ST |
| 5 | 948595 | 0740 | 06/05 | \$372,500 | 2580 | 0 | 8 | 1984 | 3 | 34519 | N | N | 27613 188TH PL SE |
| 5 | 948595 | 0810 | 07/03 | \$370,000 | 2590 | 0 | 8 | 1990 | 3 | 33092 | N | N | 27661 188TH PL SE |
| 5 | 082106 | 9043 | 10/05 | \$529,950 | 2600 | 1450 | 8 | 1992 | 3 | 115869 | N | N | 30836 202ND AV SE |
| 5 | 721541 | 0820 | 04/04 | \$495,000 | 2610 | 0 | 8 | 1997 | 3 | 319011 | N | N | 30338 196TH AV SE |
| 5 | 948595 | 0510 | 05/04 | \$395,000 | 2650 | 0 | 8 | 1985 | 3 | 42197 | N | N | 18811 SE 277TH ST |
| 5 | 948595 | 1360 | 03/03 | \$367,000 | 2650 | 0 | 8 | 1983 | 3 | 42735 | N | N | 18744 SE 282ND ST |
| 5 | 721542 | 0290 | 09/04 | \$435,000 | 2660 | 0 | 8 | 1994 | 3 | 35946 | N | N | 20237 SE 290TH PL |
| 5 | 721542 | 0140 | 06/03 | \$359,000 | 2690 | 0 | 8 | 1993 | 3 | 63266 | N | N | 20001 SE 290TH PL |
| 5 | 721542 | 0940 | 03/03 | \$359,000 | 2700 | 0 | 8 | 1994 | 3 | 38288 | N | N | 20711 SE 293RD ST |
| 5 | 948595 | 0040 | 01/03 | \$339,000 | 2720 | 550 | 8 | 1983 | 4 | 50994 | N | N | 19021 SE 283RD ST |
| 5 | 721542 | 0920 | 06/03 | \$372,450 | 2880 | 0 | 8 | 1995 | 3 | 36497 | N | N | 20723 SE 293RD ST |
| 5 | 721542 | 0310 | 08/04 | \$408,000 | 2940 | 0 | 8 | 1994 | 3 | 35282 | N | N | 20227 SE 290TH PL |
| 5 | 911360 | 0150 | 05/04 | \$398,000 | 3130 | 0 | 8 | 1974 | 4 | 59677 | N | N | 32514 194TH AV SE |
| 5 | 948595 | 0400 | 12/05 | \$563,000 | 3170 | 0 | 8 | 1983 | 3 | 45199 | N | N | 28013 188TH AV SE |
| 5 | 072106 | 9096 | 12/05 | \$750,000 | 3300 | 0 | 8 | 1987 | 3 | 222591 | N | N | 18525 SE 307TH PL |
| 5 | 911360 | 0220 | 07/04 | \$425,595 | 3350 | 0 | 8 | 1979 | 3 | 55756 | N | N | 19500 SE 324TH ST |
| 5 | 948595 | 0500 | 07/03 | \$364,950 | 3380 | 0 | 8 | 1983 | 3 | 38173 | N | N | 27708 187TH AV SE |
| 5 | 344400 | 0010 | 08/05 | \$500,000 | 3960 | 0 | 8 | 1966 | 5 | 67953 | N | N | 28021 201ST AV SE |
| 5 | 258789 | 0180 | 08/04 | \$393,500 | 1880 | 0 | 9 | 1971 | 3 | 21000 | N | N | 17617 SE 293RD PL |
| 5 | 948595 | 0060 | 11/04 | \$440,000 | 1890 | 1800 | 9 | 1985 | 3 | 36036 | N | N | 19041 SE 283RD ST |
| 5 | 398120 | 0880 | 09/05 | \$489,000 | 2160 | 0 | 9 | 1994 | 3 | 15970 | Y | N | 18138 SE 279TH PL |
| 5 | 398120 | 0660 | 12/05 | \$502,000 | 2190 | 0 | 9 | 1994 | 3 | 13673 | Y | N | 18308 SE 277TH PL |
| 5 | 721540 | 0040 | 08/04 | \$395,000 | 2210 | 0 | 9 | 1989 | 3 | 38184 | N | N | 29128 201ST CT SE |
| 5 | 258789 | 0470 | 05/04 | \$449,000 | 2220 | 0 | 9 | 1980 | 3 | 21741 | N | N | 17604 SE 290TH ST |
| 5 | 398120 | 0220 | 07/05 | \$395,000 | 2280 | 0 | 9 | 1990 | 3 | 13015 | N | N | 18018 SE 280TH PL |
| 5 | 948595 | 0960 | 02/03 | \$325,000 | 2300 | 500 | 9 | 1985 | 3 | 35871 | N | N | 18404 SE 280TH ST |
| 5 | 072106 | 9067 | 09/04 | \$559,950 | 2310 | 590 | 9 | 1992 | 3 | 174348 | N | N | 31727 190TH AV SE |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|---------------------------|
| 5 | 405320 | 0455 | 06/04 | \$524,950 | 2360 | 0 | 9 | 1987 | 3 | 30870 | Y | Y | 31626 W LAKE MORTON DR SE |
| 5 | 721540 | 0610 | 08/05 | \$475,000 | 2360 | 0 | 9 | 1989 | 3 | 38357 | N | N | 19926 SE 293RD CT |
| 5 | 911350 | 0120 | 04/05 | \$445,000 | 2396 | 1328 | 9 | 1968 | 4 | 44431 | N | N | 19222 SE 320TH ST |
| 5 | 721540 | 0730 | 05/05 | \$450,000 | 2420 | 0 | 9 | 1989 | 3 | 33495 | N | N | 20224 SE 294TH WY |
| 5 | 721540 | 0320 | 03/05 | \$434,000 | 2430 | 0 | 9 | 1990 | 3 | 35859 | N | N | 19951 SE 296TH ST |
| 5 | 721540 | 0400 | 04/03 | \$333,000 | 2450 | 0 | 9 | 1989 | 3 | 35392 | N | N | 20032 SE 296TH ST |
| 5 | 721540 | 0160 | 02/03 | \$360,000 | 2480 | 0 | 9 | 1989 | 3 | 36236 | N | N | 29507 199TH AV SE |
| 5 | 721540 | 0340 | 08/05 | \$477,000 | 2480 | 0 | 9 | 1990 | 3 | 36131 | N | N | 20005 SE 296TH ST |
| 5 | 721540 | 0690 | 06/04 | \$387,000 | 2480 | 0 | 9 | 1989 | 3 | 36271 | N | N | 29317 202ND AV SE |
| 5 | 721541 | 0780 | 04/05 | \$407,500 | 2480 | 0 | 9 | 1992 | 3 | 35100 | N | N | 20015 SE 300TH ST |
| 5 | 721541 | 0390 | 07/04 | \$395,000 | 2500 | 0 | 9 | 1993 | 3 | 42654 | N | N | 29933 200TH CT SE |
| 5 | 948595 | 1110 | 08/03 | \$358,050 | 2500 | 0 | 9 | 1988 | 3 | 31536 | N | N | 18331 SE 280TH ST |
| 5 | 721540 | 0620 | 03/04 | \$385,000 | 2530 | 0 | 9 | 1989 | 3 | 33960 | N | N | 19914 SE 293RD CT |
| 5 | 258791 | 0050 | 09/04 | \$514,000 | 2540 | 0 | 9 | 1980 | 3 | 33180 | N | N | 17606 SE 297TH PL |
| 5 | 948595 | 0030 | 08/05 | \$490,000 | 2540 | 0 | 9 | 1986 | 3 | 46430 | N | N | 19011 SE 283RD ST |
| 5 | 948595 | 1500 | 04/03 | \$385,000 | 2540 | 0 | 9 | 1983 | 4 | 40682 | N | N | 28135 190TH AV SE |
| 5 | 398120 | 0030 | 06/03 | \$349,900 | 2560 | 0 | 9 | 1990 | 3 | 14093 | N | N | 18009 SE 283RD CT |
| 5 | 721541 | 0630 | 05/04 | \$394,790 | 2560 | 0 | 9 | 1991 | 3 | 29955 | N | N | 30201 199TH PL SE |
| 5 | 948594 | 0380 | 07/04 | \$420,600 | 2580 | 0 | 9 | 1985 | 4 | 35040 | N | N | 27639 195TH AV SE |
| 5 | 721541 | 0260 | 09/03 | \$364,500 | 2600 | 0 | 9 | 1990 | 3 | 38101 | N | N | 30305 198TH CT SE |
| 5 | 721541 | 0190 | 03/04 | \$391,250 | 2610 | 0 | 9 | 1992 | 3 | 33560 | N | N | 19913 SE 303RD ST |
| 5 | 332206 | 9096 | 08/03 | \$390,000 | 2650 | 0 | 9 | 1988 | 3 | 118047 | N | N | 21210 SE 286TH PL |
| 5 | 398120 | 0400 | 07/04 | \$401,450 | 2660 | 0 | 9 | 1990 | 3 | 16664 | N | N | 18419 SE 279TH PL |
| 5 | 911350 | 0260 | 04/03 | \$357,000 | 2700 | 0 | 9 | 1988 | 3 | 46173 | N | N | 19445 SE 322ND ST |
| 5 | 405310 | 0090 | 07/05 | \$520,000 | 2710 | 0 | 9 | 1991 | 3 | 40168 | N | N | 19666 SE 310TH PL |
| 5 | 398120 | 0930 | 06/04 | \$442,000 | 2760 | 0 | 9 | 1989 | 3 | 13611 | Y | N | 18014 SE 279TH PL |
| 5 | 062106 | 9276 | 08/05 | \$679,900 | 2770 | 0 | 9 | 1992 | 3 | 207568 | N | N | 30249 188TH AV SE |
| 5 | 398120 | 0430 | 10/04 | \$419,000 | 2790 | 0 | 9 | 1990 | 3 | 16932 | N | N | 18443 SE 279TH PL |
| 5 | 948595 | 0220 | 06/03 | \$395,000 | 2790 | 0 | 9 | 1984 | 3 | 31244 | N | N | 19020 SE 281ST PL |
| 5 | 948595 | 0550 | 06/05 | \$485,000 | 2800 | 0 | 9 | 1983 | 4 | 59679 | N | N | 27726 190TH PL SE |
| 5 | 721540 | 0590 | 06/04 | \$419,000 | 2850 | 0 | 9 | 1989 | 4 | 38241 | N | N | 19937 SE 293RD CT |
| 5 | 721541 | 0540 | 04/03 | \$353,000 | 2850 | 0 | 9 | 1991 | 3 | 37255 | N | N | 20025 SE 302ND CT |

Improved Sales Used In This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------------------|
| 5 | 721542 | 0790 | 07/05 | \$509,950 | 2890 | 0 | 9 | 1994 | 3 | 35000 | N | N | 29223 208TH CT SE |
| 5 | 398120 | 0210 | 08/05 | \$460,000 | 2950 | 0 | 9 | 1990 | 3 | 18838 | N | N | 18022 SE 280TH PL |
| 5 | 948595 | 1190 | 08/04 | \$420,000 | 2960 | 0 | 9 | 1984 | 3 | 28783 | N | N | 28016 185TH PL SE |
| 5 | 721541 | 0330 | 12/05 | \$509,950 | 2970 | 0 | 9 | 1990 | 3 | 43070 | N | N | 19802 SE 300TH ST |
| 5 | 398120 | 0300 | 06/03 | \$353,685 | 3010 | 0 | 9 | 1990 | 3 | 14323 | N | N | 18105 SE 279TH PL |
| 5 | 721541 | 0730 | 06/04 | \$385,000 | 3010 | 0 | 9 | 1990 | 3 | 35000 | N | N | 19821 SE 300TH ST |
| 5 | 721541 | 0620 | 12/04 | \$483,000 | 3020 | 0 | 9 | 1992 | 3 | 37082 | N | N | 30202 199TH PL SE |
| 5 | 948595 | 0360 | 04/05 | \$489,950 | 3080 | 0 | 9 | 1986 | 3 | 35716 | N | N | 28018 188TH AV SE |
| 5 | 948594 | 0490 | 07/03 | \$410,000 | 3100 | 0 | 9 | 1988 | 3 | 35171 | N | N | 17641 192ND PL SE |
| 5 | 911350 | 0240 | 11/04 | \$395,000 | 3110 | 0 | 9 | 1979 | 4 | 49658 | N | N | 19425 SE 322ND ST |
| 5 | 398120 | 0850 | 11/05 | \$619,000 | 3160 | 0 | 9 | 1989 | 3 | 13555 | Y | N | 27801 183RD PL SE |
| 5 | 398120 | 0870 | 06/05 | \$555,000 | 3190 | 0 | 9 | 1989 | 3 | 13500 | Y | N | 27821 183RD PL SE |
| 5 | 072106 | 9087 | 07/04 | \$489,000 | 3240 | 0 | 9 | 1991 | 3 | 108464 | N | N | 18611 SE 307TH LN |
| 5 | 398120 | 0900 | 05/03 | \$455,000 | 3260 | 0 | 9 | 1997 | 3 | 11542 | Y | N | 18122 SE 279TH PL |
| 5 | 398120 | 0750 | 08/05 | \$540,000 | 3290 | 0 | 9 | 1994 | 3 | 14100 | N | N | 18525 SE 277TH PL |
| 5 | 398120 | 1100 | 10/05 | \$595,000 | 3330 | 0 | 9 | 1990 | 3 | 13000 | N | N | 28205 180TH AV SE |
| 5 | 911361 | 0170 | 09/04 | \$507,000 | 3340 | 0 | 9 | 2001 | 3 | 40500 | N | N | 32704 193RD AV SE |
| 5 | 948593 | 0370 | 09/04 | \$401,500 | 3430 | 0 | 9 | 1981 | 4 | 26730 | N | N | 18605 SE 287TH ST |
| 5 | 258789 | 0190 | 08/05 | \$578,000 | 3470 | 0 | 9 | 1975 | 4 | 21000 | N | N | 17629 SE 293RD PL |
| 5 | 405320 | 0847 | 03/05 | \$579,950 | 3570 | 0 | 9 | 2005 | 3 | 27760 | N | N | 19815 SE 311TH CT |
| 5 | 062106 | 9286 | 12/03 | \$520,000 | 3690 | 0 | 9 | 1999 | 3 | 79200 | N | N | 30225 188TH AV SE |
| 5 | 948594 | 0670 | 11/04 | \$465,000 | 4090 | 0 | 9 | 1989 | 3 | 37810 | N | N | 27909 193RD AV SE |
| 5 | 179610 | 0010 | 11/03 | \$480,000 | 2640 | 1120 | 10 | 1979 | 4 | 185130 | N | N | 19036 SE AUBURN-BLACK DIAMOND RD |
| 5 | 122105 | 9215 | 11/05 | \$649,950 | 2740 | 0 | 10 | 2004 | 3 | 237402 | N | N | 30820 KENT-BLACK DIAMOND RD SE |
| 5 | 122105 | 9216 | 11/05 | \$825,000 | 3520 | 0 | 10 | 2004 | 3 | 228690 | N | N | 30938 KENT-BLACK DIAMOND RD SE |
| 5 | 405320 | 0837 | 05/05 | \$652,500 | 3840 | 0 | 10 | 2003 | 3 | 28775 | N | N | 19665 SE 310TH PL |
| 5 | 405320 | 0285 | 05/03 | \$649,000 | 3410 | 0 | 11 | 1990 | 3 | 43945 | Y | Y | 31155 E LAKE MORTON DR SE |

Improved Sales Removed From This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 4 | 012105 | 9129 | 09/05 | \$274,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 022105 | 9066 | 01/04 | \$200,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 022105 | 9097 | 05/04 | \$435,000 | NO MARKET EXPOSURE |
| 4 | 022105 | 9108 | 02/03 | \$282,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 022105 | 9142 | 11/04 | \$199,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 022105 | 9155 | 04/05 | \$270,000 | MULTI-PARCEL SALE |
| 4 | 022105 | 9156 | 07/03 | \$295,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 032105 | 9043 | 03/04 | \$224,000 | QUESTIONABLE PER APPRAISAL |
| 4 | 072106 | 9034 | 07/04 | \$269,500 | NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 4 | 072106 | 9079 | 10/05 | \$314,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 102105 | 9054 | 08/03 | \$218,300 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 112105 | 9048 | 06/03 | \$365,000 | NO MARKET EXPOSURE |
| 4 | 112105 | 9077 | 09/04 | \$180,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 112105 | 9101 | 01/05 | \$100,500 | QUIT CLAIM DEED |
| 4 | 115600 | 0040 | 07/05 | \$175,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 115600 | 0170 | 03/03 | \$208,180 | NON-REPRESENTATIVE SALE |
| 4 | 122105 | 9018 | 07/03 | \$250,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 122105 | 9026 | 09/03 | \$350,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 122105 | 9075 | 07/04 | \$100,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 122105 | 9077 | 11/04 | \$290,000 | MULTI-PARCEL SALE |
| 4 | 122105 | 9088 | 11/04 | \$290,000 | MULTI-PARCEL SALE |
| 4 | 122105 | 9095 | 03/05 | \$360,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 122105 | 9097 | 05/04 | \$252,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 122105 | 9125 | 12/04 | \$390,000 | SEGREGATION AND/OR MERGER |
| 4 | 122105 | 9140 | 08/05 | \$325,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 122105 | 9158 | 04/04 | \$450,000 | NO MARKET EXPOSURE |
| 4 | 132105 | 9004 | 11/04 | \$552,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 132105 | 9015 | 10/04 | \$119,700 | NON-REPRESENTATIVE SALE |
| 4 | 132105 | 9039 | 03/03 | \$176,800 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 132105 | 9112 | 10/05 | \$298,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 152105 | 9023 | 09/05 | \$80,470 | QUIT CLAIM DEED |
| 4 | 152105 | 9035 | 05/03 | \$321,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 162105 | 9016 | 05/04 | \$360,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 162105 | 9021 | 09/04 | \$245,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 179600 | 0230 | 07/04 | \$250,000 | NO MARKET EXPOSURE; TENANT |
| 4 | 192106 | 9030 | 08/05 | \$440,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 192106 | 9071 | 04/05 | \$22,174 | QUIT CLAIM DEED; RELATED PARTY |
| 4 | 202106 | 9009 | 01/03 | \$272,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 202106 | 9042 | 02/03 | \$224,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 202106 | 9048 | 01/04 | \$200,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 202106 | 9074 | 10/04 | \$459,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 202576 | 0020 | 04/03 | \$489,500 | BUILDER OR DEVELOPER SALES |

Improved Sales Removed From This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 4 | 202576 | 0090 | 03/04 | \$636,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 202576 | 0250 | 10/03 | \$232,282 | QUIT CLAIM DEED; RELATED PARTY |
| 4 | 202577 | 0420 | 03/03 | \$166,500 | BUILDER OR DEVELOPER SALES |
| 4 | 212106 | 9021 | 02/03 | \$359,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 221290 | 0020 | 04/05 | \$39,487 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 221290 | 0140 | 04/05 | \$194,000 | NO MARKET EXPOSURE |
| 4 | 221290 | 0190 | 09/03 | \$147,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 221290 | 0430 | 11/05 | \$148,376 | NON-REPRESENTATIVE SALE |
| 4 | 221290 | 0540 | 11/04 | \$149,500 | NO MARKET EXPOSURE |
| 4 | 221290 | 0660 | 10/03 | \$134,000 | NO MARKET EXPOSURE |
| 4 | 221290 | 0670 | 07/04 | \$162,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 221290 | 0750 | 08/03 | \$154,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 232105 | 9060 | 04/04 | \$540,000 | MULTI-PARCEL SALE |
| 4 | 232105 | 9081 | 04/04 | \$540,000 | MULTI-PARCEL SALE |
| 4 | 242105 | 9001 | 10/04 | \$40,500 | QUIT CLAIM DEED |
| 4 | 242105 | 9025 | 04/03 | \$290,000 | MULTI-PARCEL SALE |
| 4 | 242105 | 9026 | 04/03 | \$290,000 | MULTI-PARCEL SALE |
| 4 | 242105 | 9049 | 06/03 | \$255,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 242105 | 9081 | 03/04 | \$400,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 242105 | 9093 | 10/03 | \$542,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 242105 | 9095 | 11/03 | \$355,000 | FORCED SALE |
| 4 | 252105 | 9031 | 08/04 | \$225,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 252105 | 9046 | 05/05 | \$619,231 | NO MARKET EXPOSURE; TIMBER AND FOREST LAND |
| 4 | 282106 | 9020 | 04/03 | \$122,500 | NON-REPRESENTATIVE SALE |
| 4 | 282106 | 9039 | 11/03 | \$81,387 | QUIT CLAIM DEED |
| 4 | 282106 | 9044 | 07/05 | \$359,000 | MULTI-PARCEL SALE |
| 4 | 282106 | 9052 | 07/05 | \$359,000 | MULTI-PARCEL SALE |
| 4 | 292106 | 9008 | 09/04 | \$170,883 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 292106 | 9033 | 05/05 | \$365,000 | NO MARKET EXPOSURE |
| 4 | 292106 | 9060 | 04/04 | \$115,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 321123 | 0340 | 05/04 | \$323,400 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 321127 | 0140 | 04/04 | \$425,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 329860 | 0940 | 02/04 | \$215,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 329860 | 0960 | 06/04 | \$242,500 | NO MARKET EXPOSURE; RELATED PARTY |
| 4 | 329861 | 0310 | 01/04 | \$345,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 341060 | 0015 | 09/04 | \$202,400 | NO MARKET EXPOSURE |
| 4 | 341060 | 0050 | 01/03 | \$280,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 341060 | 0160 | 04/04 | \$315,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 341060 | 0425 | 09/05 | \$286,000 | CONTRACT OR CASH SALE; NO MARKET EXPOSURE |
| 4 | 352205 | 9068 | 05/05 | \$488,000 | MULTI-PARCEL SALE |
| 4 | 352205 | 9069 | 05/05 | \$360,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 352205 | 9148 | 05/05 | \$488,000 | MULTI-PARCEL SALE |
| 4 | 397763 | 0080 | 09/05 | \$233,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 397763 | 0090 | 09/05 | \$233,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 397763 | 0130 | 12/03 | \$161,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 397763 | 0350 | 12/05 | \$5,000 | QUIT CLAIM DEED |
| 4 | 397763 | 0470 | 11/05 | \$105,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed From This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 4 | 431270 | 0010 | 04/05 | \$179,675 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 431270 | 0060 | 01/03 | \$136,475 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 431270 | 0220 | 04/04 | \$159,900 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 431270 | 0350 | 09/04 | \$186,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 431270 | 0410 | 08/05 | \$254,000 | NO MARKET EXPOSURE |
| 4 | 570921 | 0120 | 01/03 | \$275,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 570960 | 0260 | 05/04 | \$205,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 660040 | 0090 | 09/04 | \$155,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 660040 | 0100 | 03/03 | \$150,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 660040 | 0120 | 04/04 | \$175,000 | FORCED SALE |
| 4 | 660040 | 0280 | 04/04 | \$181,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 660040 | 0320 | 06/04 | \$173,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 660040 | 0560 | 06/04 | \$144,537 | QUIT CLAIM DEED |
| 4 | 660040 | 0640 | 06/05 | \$188,500 | NO MARKET EXPOSURE |
| 4 | 660041 | 0170 | 02/03 | \$152,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 660041 | 0260 | 01/04 | \$175,000 | NON-REPRESENTATIVE SALE |
| 4 | 660041 | 0290 | 03/05 | \$176,000 | NON-REPRESENTATIVE SALE |
| 4 | 660041 | 0410 | 03/05 | \$194,052 | NON-REPRESENTATIVE SALE |
| 4 | 786100 | 0075 | 11/04 | \$162,600 | QUESTIONABLE PER APPRAISAL |
| 4 | 786100 | 0123 | 04/03 | \$95,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 786150 | 0140 | 10/04 | \$134,880 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 796845 | 0090 | 08/05 | \$90,428 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 796846 | 0030 | 10/04 | \$120,000 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 796846 | 0240 | 03/04 | \$205,000 | BANKRUPTCY; NON-REPRESENTATIVE SALE |
| 4 | 923760 | 0040 | 08/05 | \$165,000 | NON-REPRESENTATIVE SALE |
| 4 | 923760 | 0060 | 07/05 | \$195,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 923770 | 0110 | 09/03 | \$172,200 | RELOCATION - SALE BY SERVICE |
| 5 | 012105 | 9021 | 04/03 | \$60,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 5 | 012105 | 9036 | 08/04 | \$255,000 | MULTI-PARCEL SALE |
| 5 | 012105 | 9043 | 03/03 | \$256,000 | CONTRACT OR CASH SALE |
| 5 | 012105 | 9053 | 07/05 | \$845,000 | MULTI-PARCEL SALE |
| 5 | 012105 | 9095 | 08/04 | \$255,000 | MULTI-PARCEL SALE |
| 5 | 012105 | 9116 | 04/03 | \$270,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 022105 | 9046 | 01/03 | \$226,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 022105 | 9131 | 02/05 | \$275,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 042106 | 9056 | 06/05 | \$229,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 042106 | 9079 | 06/05 | \$475,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 5 | 062106 | 9042 | 12/03 | \$610,000 | SEGREGATION AND/OR MERGER |
| 5 | 062106 | 9056 | 08/03 | \$276,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 062106 | 9069 | 02/04 | \$266,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 062106 | 9154 | 06/04 | \$134,500 | NON-REPRESENTATIVE SALE |
| 5 | 062106 | 9181 | 03/03 | \$157,000 | FORCED SALE |
| 5 | 062106 | 9240 | 07/03 | \$310,000 | NO MARKET EXPOSURE |
| 5 | 062106 | 9258 | 09/05 | \$249,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 062106 | 9266 | 05/03 | \$152,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 072106 | 9010 | 12/04 | \$375,000 | MULTI-PARCEL SALE |
| 5 | 072106 | 9046 | 07/04 | \$324,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed From This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 5 | 072106 | 9068 | 07/04 | \$324,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 072106 | 9075 | 07/04 | \$324,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 082106 | 9056 | 12/03 | \$555,000 | FORCED SALE |
| 5 | 082106 | 9061 | 01/05 | \$508,000 | NO MARKET EXPOSURE |
| 5 | 124940 | 0190 | 05/04 | \$193,800 | NON-REPRESENTATIVE SALE |
| 5 | 172106 | 9031 | 10/04 | \$317,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 179610 | 0030 | 09/05 | \$433,700 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 179610 | 0150 | 03/03 | \$239,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 179610 | 0151 | 03/03 | \$239,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 179615 | 0030 | 12/05 | \$495,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 179615 | 0080 | 03/04 | \$320,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 183970 | 0150 | 10/05 | \$365,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 189801 | 0050 | 05/03 | \$156,000 | NON-REPRESENTATIVE SALE |
| 5 | 192106 | 9038 | 06/05 | \$299,950 | NO MARKET EXPOSURE; MULTI-PARCEL SALE |
| 5 | 192106 | 9042 | 06/05 | \$299,950 | NO MARKET EXPOSURE; MULTI-PARCEL SALE; |
| 5 | 192106 | 9077 | 06/05 | \$397,450 | CORRECTION DEED |
| 5 | 192106 | 9080 | 06/05 | \$397,450 | CORRECTION DEED |
| 5 | 202106 | 9045 | 06/04 | \$340,000 | NO MARKET EXPOSURE |
| 5 | 202106 | 9078 | 04/03 | \$240,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 237700 | 0040 | 11/04 | \$227,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 237710 | 0080 | 05/05 | \$260,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 5 | 237710 | 0140 | 12/04 | \$375,000 | MULTI-PARCEL SALE |
| 5 | 258789 | 0500 | 06/04 | \$530,000 | NON-REPRESENTATIVE SALE |
| 5 | 258790 | 0010 | 06/05 | \$23,000 | MULTI-PARCEL SALE; RELATED PARTY |
| 5 | 258790 | 0020 | 06/05 | \$23,000 | MULTI-PARCEL SALE; RELATED PARTY |
| 5 | 258791 | 0080 | 12/04 | \$377,000 | NO MARKET EXPOSURE |
| 5 | 258791 | 0110 | 04/04 | \$580,000 | NON-REPRESENTATIVE SALE |
| 5 | 258792 | 0110 | 06/03 | \$325,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 286890 | 0120 | 04/05 | \$82,940 | QUIT CLAIM DEED |
| 5 | 286890 | 0170 | 11/03 | \$139,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 5 | 322206 | 9099 | 11/03 | \$200,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 322206 | 9123 | 12/04 | \$114,322 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 5 | 322206 | 9124 | 12/04 | \$114,322 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 5 | 344400 | 0070 | 01/03 | \$227,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 344410 | 0082 | 02/05 | \$246,500 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX |
| 5 | 344410 | 0140 | 07/04 | \$120,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 5 | 344410 | 0180 | 10/03 | \$6,000 | NO MARKET EXPOSURE |
| 5 | 344411 | 0010 | 04/05 | \$405,000 | NO MARKET EXPOSURE |
| 5 | 344411 | 0040 | 11/03 | \$217,100 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 344412 | 0040 | 12/05 | \$219,000 | FORCED SALE |
| 5 | 344412 | 0130 | 03/04 | \$67,500 | QUIT CLAIM DEED; RELATED PARTY |
| 5 | 352205 | 9038 | 05/03 | \$477,000 | MULTI-PARCEL SALE |
| 5 | 352205 | 9090 | 05/03 | \$477,000 | MULTI-PARCEL SALE |
| 5 | 352205 | 9216 | 05/03 | \$477,000 | MULTI-PARCEL SALE |
| 5 | 362205 | 9056 | 08/03 | \$160,000 | NON-REPRESENTATIVE SALE |
| 5 | 362205 | 9118 | 08/03 | \$249,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 362205 | 9126 | 08/04 | \$269,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed From This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 5 | 362205 | 9136 | 04/03 | \$237,552 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 5 | 362205 | 9161 | 03/03 | \$150,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 383205 | 0020 | 10/05 | \$292,600 | NO MARKET EXPOSURE |
| 5 | 383205 | 0030 | 10/05 | \$264,100 | NO MARKET EXPOSURE |
| 5 | 383205 | 0040 | 10/05 | \$292,600 | NO MARKET EXPOSURE |
| 5 | 383205 | 0050 | 10/05 | \$309,700 | NO MARKET EXPOSURE |
| 5 | 383205 | 0060 | 10/05 | \$319,200 | FORCED SALE |
| 5 | 383205 | 0070 | 10/05 | \$340,100 | FORCED SALE |
| 5 | 398120 | 0090 | 04/04 | \$389,950 | NON-REPRESENTATIVE SALE |
| 5 | 398120 | 0200 | 04/04 | \$310,000 | NON-REPRESENTATIVE SALE |
| 5 | 398120 | 0410 | 07/04 | \$414,950 | RELOCATION - SALE BY SERVICE |
| 5 | 398120 | 0740 | 04/04 | \$359,950 | FORCED SALE |
| 5 | 398120 | 1020 | 01/03 | \$334,900 | NON-REPRESENTATIVE SALE |
| 5 | 405310 | 0020 | 02/05 | \$400,000 | NO MARKET EXPOSURE |
| 5 | 405310 | 0030 | 01/04 | \$410,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 405320 | 0072 | 10/05 | \$259,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 405320 | 0180 | 11/05 | \$400,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 405320 | 0315 | 09/04 | \$360,000 | NO MARKET EXPOSURE |
| 5 | 405320 | 0405 | 10/04 | \$155,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 5 | 405320 | 0450 | 07/03 | \$349,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 405320 | 0737 | 08/05 | \$54,130 | QUIT CLAIM DEED |
| 5 | 405320 | 0738 | 10/05 | \$311,000 | MULTI-PARCEL SALE |
| 5 | 405320 | 0743 | 10/05 | \$311,000 | MULTI-PARCEL SALE |
| 5 | 405320 | 0806 | 04/03 | \$287,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 436670 | 0030 | 03/03 | \$160,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 436670 | 0260 | 06/04 | \$193,648 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 5 | 721542 | 0860 | 02/03 | \$345,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 5 | 745980 | 0040 | 10/05 | \$299,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 757010 | 0070 | 06/05 | \$174,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 5 | 784350 | 0460 | 08/04 | \$96,454 | QUIT CLAIM DEED; RELATED PARTY |
| 5 | 795060 | 0140 | 11/04 | \$215,000 | GOVERNMENT AGENCY |
| 5 | 795070 | 0150 | 12/05 | \$121,641 | NON-REPRESENTATIVE SALE |
| 5 | 859440 | 0200 | 05/03 | \$193,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 859440 | 0340 | 12/03 | \$250,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 894420 | 0020 | 08/04 | \$196,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 911350 | 0060 | 10/05 | \$340,045 | NO MARKET EXPOSURE |
| 5 | 911350 | 0150 | 06/03 | \$330,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 911350 | 0190 | 09/03 | \$330,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 911360 | 0060 | 07/03 | \$322,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 911360 | 0160 | 04/03 | \$202,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 5 | 911361 | 0030 | 04/04 | \$295,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 911361 | 0040 | 06/05 | \$520,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 911361 | 0200 | 06/04 | \$280,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 948591 | 0180 | 05/05 | \$275,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 5 | 948594 | 0540 | 10/05 | \$514,000 | RELOCATION - SALE BY SERVICE |
| 5 | 948595 | 0440 | 06/04 | \$385,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 5 | 948595 | 1100 | 02/03 | \$340,000 | RELOCATION - SALE BY SERVICE |

***Improved Sales Removed From This Physical Inspection Analysis
Area 58***

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is **98.7%**. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of **+10.04%**. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 58 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is **98.7%**.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| </= 6 | 51 | 0.853 | 0.978 | 14.6% | 0.946 | 1.011 |
| 7 | 137 | 0.884 | 0.990 | 12.0% | 0.970 | 1.010 |
| 8 | 180 | 0.901 | 0.992 | 10.1% | 0.976 | 1.008 |
| 9 | 98 | 0.904 | 0.966 | 6.9% | 0.942 | 0.991 |
| 10 | 25 | 0.865 | 1.016 | 17.4% | 0.961 | 1.050 |
| >/=11 | 11 | 0.859 | 1.000 | 16.4% | 0.953 | 1.047 |
| Year Built or Year Renovated | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <1960 | 16 | 0.753 | 0.963 | 27.8% | 0.903 | 1.023 |
| 1961-1970 | 73 | 0.898 | 0.992 | 10.4% | 0.965 | 1.018 |
| 1971-1980 | 128 | 0.895 | 0.994 | 11.0% | 0.976 | 1.012 |
| 1981-1990 | 179 | 0.893 | 0.988 | 10.6% | 0.970 | 1.006 |
| 1991-2000 | 62 | 0.912 | 0.965 | 5.8% | 0.936 | 1.050 |
| 2001-2005 | 44 | 0.871 | 0.996 | 14.4% | 0.961 | 1.031 |
| Condition | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| Average | 342 | 0.898 | 0.990 | 10.2% | 0.978 | 1.003 |
| Good | 142 | 0.878 | 0.980 | 11.7% | 0.962 | 0.998 |
| Very Good | 18 | 0.797 | 0.961 | 20.5% | 0.919 | 1.003 |
| Stories | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1 | 266 | 0.871 | 0.980 | 12.5% | 0.966 | 0.994 |
| 1.5 | 26 | 0.866 | 0.991 | 14.5% | 0.942 | 1.041 |
| 2-3 | 210 | 0.910 | 0.993 | 9.1% | 0.977 | 1.008 |
| Above Grade Living Area | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <1000 | 13 | 0.894 | 0.995 | 11.4% | 0.929 | 1.050 |
| 1000-1500 | 150 | 0.877 | 0.982 | 11.9% | 0.963 | 1.001 |
| 1501-2000 | 95 | 0.878 | 0.987 | 12.4% | 0.964 | 1.009 |
| 2001-2500 | 112 | 0.906 | 0.982 | 8.4% | 0.961 | 1.003 |
| 2501-3000 | 63 | 0.919 | 0.990 | 7.7% | 0.961 | 1.050 |
| 3001-3500 | 37 | 0.887 | 0.979 | 10.3% | 0.939 | 1.018 |
| 3501-4000 | 18 | 0.876 | 1.008 | 15.1% | 0.939 | 1.051 |
| 4001-6500 | 14 | 0.852 | 1.009 | 18.5% | 0.945 | 1.050 |

Area 58 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is **98.7%**.

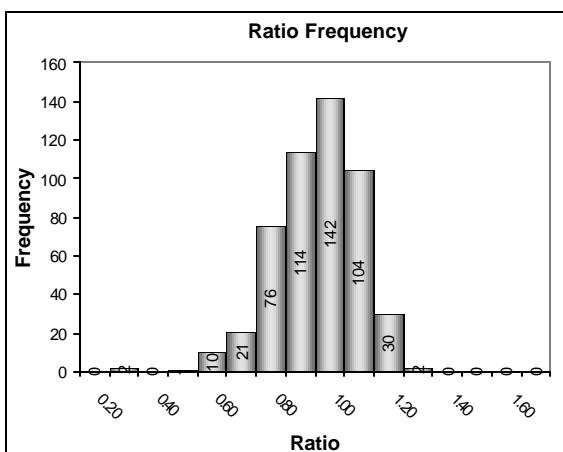
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| View Y/N | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|-----------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| N | 473 | 0.894 | 0.989 | 10.7% | 0.979 | 1.050 |
| Y | 29 | 0.846 | 0.958 | 13.2% | 0.915 | 1.001 |
| Wft Y/N | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N | 488 | 0.889 | 0.987 | 11.0% | 0.976 | 1.050 |
| Y | 14 | 0.909 | 0.991 | 9.1% | 0.918 | 1.064 |
| Sub | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 4 | 197 | 0.885 | 0.995 | 12.4% | 0.979 | 1.030 |
| 5 | 305 | 0.893 | 0.981 | 9.8% | 0.968 | 0.994 |
| Lot Size | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 0-10000 | 33 | 0.890 | 0.988 | 11.1% | 0.950 | 1.050 |
| 10000-20000 | 116 | 0.877 | 0.983 | 12.1% | 0.962 | 1.004 |
| 20001-30000 | 70 | 0.907 | 0.994 | 9.6% | 0.967 | 1.022 |
| 30001-43599 | 145 | 0.932 | 0.995 | 6.7% | 0.976 | 1.013 |
| 1 AC - 2 AC | 66 | 0.865 | 0.988 | 14.3% | 0.959 | 1.050 |
| 2.01 AC - 3 AC | 29 | 0.862 | 0.958 | 7.7% | 0.887 | 0.990 |
| 3.01 AC - 5 AC | 25 | 0.879 | 1.026 | 16.8% | 0.974 | 1.051 |
| 5.01 AC - 15 AC | 18 | 0.750 | 0.951 | 26.7% | 0.895 | 1.050 |

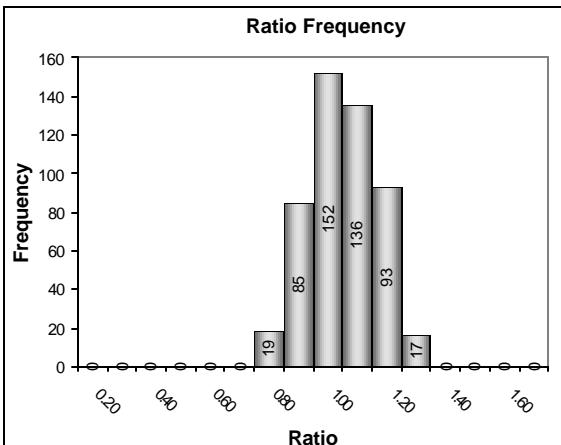
2005 Improved Parcel Ratio Analysis

| | | | |
|--|---------------------------------|---|---|
| District/Team: District V / Team - 2 | Lien Date: 01/01/2005 | Date of Report: 6/28/2006 | Sales Dates: 1/2003 - 12/2005 |
| Area 58- SIR to Lake Morton | Appr ID: MTIA | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) 502 Mean Assessed Value 322,900 Mean Sales Price 362,800 Standard Deviation AV 125.175 Standard Deviation SP 145.194 | | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio 0.906 Median Ratio 0.916 Weighted Mean Ratio 0.890 | | | |
| UNIFORMITY | | | |
| Lowest ratio 0.220 Highest ratio: 1.248 Coefficient of Dispersion 12.38% Standard Deviation 0.144 Coefficient of Variation 16.91% Price Related Differential (PRD) 1.018 | | | |
| RELIABILITY | | | |
| 95% Confidence: Median Lower limit 0.903 Upper limit 0.932 95% Confidence: Mean Lower limit 0.894 Upper limit 0.919 | | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) 4190 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.144 Recommended minimum: 33 Actual sample size: 502 Conclusion: OK | | | |
| NORMALITY | | | |
| Binomial Test # ratios below mean: 236 # ratios above mean: 266 Z: 1.339 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i> | | | |



2006 Improved Parcel Ratio Analysis

| | | | |
|--|---------------------------------|---|---|
| District/Team: District V / Team - 2 | Lien Date: 01/01/2006 | Date of Report: 6/28/2006 | Sales Dates: 1/2003 - 12/2005 |
| Area 58- SIR to Lake Morton | Appr ID: MTIA | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> | 502 | | |
| <i>Mean Assessed Value</i> | 358,000 | | |
| <i>Mean Sales Price</i> | 362,800 | | |
| <i>Standard Deviation AV</i> | 136,898 | | |
| <i>Standard Deviation SP</i> | 145,194 | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> | 1.000 | | |
| <i>Median Ratio</i> | 0.997 | | |
| <i>Weighted Mean Ratio</i> | 0.987 | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> | 0.734 | | |
| <i>Highest ratio:</i> | 1.292 | | |
| <i>Coefficient of Dispersion</i> | 9.45% | | |
| <i>Standard Deviation</i> | 0.115 | | |
| <i>Coefficient of Variation</i> | 11.47% | | |
| <i>Price Related Differential (PRD)</i> | 1.014 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| <i>Lower limit</i> | 0.986 | | |
| <i>Upper limit</i> | 1.013 | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> | 0.990 | | |
| <i>Upper limit</i> | 1.010 | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> | 4190 | | |
| <i>B (acceptable error - in decimal)</i> | 0.05 | | |
| <i>S (estimated from this sample)</i> | 0.115 | | |
| Recommended minimum: | 21 | | |
| <i>Actual sample size:</i> | 502 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| <i># ratios below mean:</i> | 257 | | |
| <i># ratios above mean:</i> | 245 | | |
| <i>Z:</i> | 0.536 | | |
| Conclusion: | Normal* | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



COMMENTS:

1 to 3 Unit Residences throughout area 58

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 445 parcels in area 58 improved with a mobile home as the principal residence. The mobile homes are situated on varying lot sizes from 8000 sf to as large as 25 acres and the ages of the units vary widely from the late 1960's to current year. At the minimum, all properties are inspected from the exterior to verify their characteristics, and in some cases interiors are inspected. Age, class, condition, size and quality vary. Only sales of land with mobile home were considered in the analysis. There were a total of 41 sales used in the analysis. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of **79.8 %** to **95.3%** and improvement in the coefficient of variation of **17.80 %** to **10.55%**. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2005 and 2006 Ratio Analysis charts included in this report.

Since both the sales sample and the population show mobile homes on such a wide variety of land parcels with different accessory types, it was believed that a single cost model based on depreciated would result in the greatest equity of mobile homes in the area. The cost model used was "Boeckh" (2006 Mobile-Manufactured Housing Cost Guide). Further analysis of the market sales indicates an upward adjustment of 25% from Boeckh's 2006 costs. The over all population percent change increase of mobile homes is 11.87% from previous assessment.

$$\text{MH EMV} = \text{TOTAL RCNLD}$$

(Land + Adjusted MH Cost+ Accy Rcnld)

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in SE district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 58

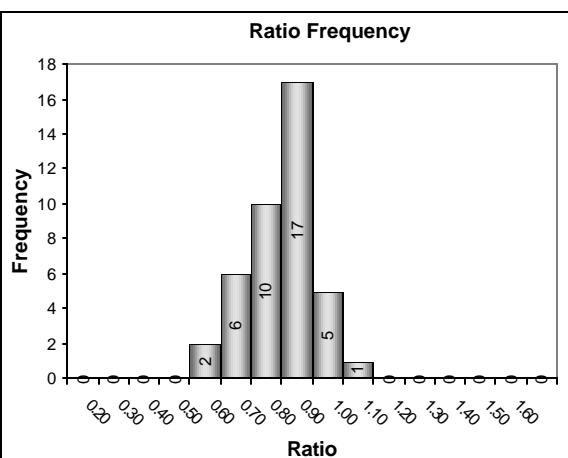
| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 4 | 032105 | 9039 | 02/04 | \$164,000 | 47916 | N | N |
| 4 | 072106 | 9011 | 06/05 | \$195,000 | 54450 | N | N |
| 4 | 112105 | 9094 | 10/04 | \$180,000 | 24150 | N | N |
| 4 | 122105 | 9160 | 05/04 | \$149,900 | 14813 | N | N |
| 4 | 122105 | 9178 | 08/05 | \$189,500 | 21527 | N | N |
| 4 | 122105 | 9187 | 01/05 | \$200,000 | 54000 | N | N |
| 4 | 132105 | 9080 | 07/03 | \$249,950 | 88897 | N | N |
| 4 | 132105 | 9107 | 07/03 | \$169,950 | 90604 | N | N |
| 4 | 179600 | 0050 | 08/03 | \$243,000 | 42684 | N | N |
| 4 | 192106 | 9095 | 04/05 | \$219,000 | 50474 | N | N |
| 4 | 192106 | 9133 | 02/04 | \$245,000 | 101397 | N | N |
| 4 | 192106 | 9144 | 10/03 | \$220,000 | 50818 | N | N |
| 4 | 215200 | 0035 | 03/05 | \$240,000 | 238708 | N | N |
| 4 | 242105 | 9013 | 09/05 | \$289,900 | 215622 | N | N |
| 4 | 341060 | 0435 | 09/04 | \$142,000 | 29069 | N | N |
| 4 | 341060 | 0440 | 03/05 | \$254,950 | 58839 | N | N |
| 4 | 570960 | 0020 | 04/04 | \$162,750 | 11850 | N | N |
| 4 | 570960 | 0120 | 08/05 | \$195,000 | 12875 | N | N |
| 4 | 570960 | 0200 | 10/05 | \$126,000 | 12500 | N | N |
| 4 | 570960 | 0330 | 12/05 | \$199,999 | 18816 | N | N |
| 4 | 570960 | 0340 | 07/05 | \$151,000 | 15974 | N | N |
| 4 | 570960 | 0410 | 02/05 | \$170,000 | 47044 | N | N |
| 4 | 796845 | 0250 | 04/04 | \$169,950 | 44199 | N | N |
| 4 | 796845 | 0320 | 07/04 | \$219,995 | 35390 | N | N |
| 5 | 022105 | 9152 | 05/05 | \$215,000 | 37755 | N | N |
| 5 | 062106 | 9252 | 10/05 | \$174,950 | 13500 | N | N |
| 5 | 072106 | 9082 | 08/05 | \$277,500 | 164656 | N | N |
| 5 | 072106 | 9110 | 06/05 | \$429,950 | 256448 | N | N |
| 5 | 082106 | 9040 | 08/05 | \$310,000 | 98653 | N | N |
| 5 | 082106 | 9042 | 04/03 | \$225,500 | 114998 | N | N |
| 5 | 082106 | 9045 | 10/04 | \$319,888 | 213008 | N | N |
| 5 | 082106 | 9090 | 04/05 | \$388,500 | 113256 | N | N |
| 5 | 122105 | 9191 | 07/04 | \$254,950 | 202989 | N | N |
| 5 | 172106 | 9055 | 08/05 | \$332,000 | 197022 | N | N |
| 5 | 332206 | 9094 | 11/05 | \$180,000 | 43560 | N | N |
| 5 | 362205 | 9124 | 12/05 | \$189,000 | 37125 | N | N |
| 5 | 362205 | 9125 | 11/03 | \$194,000 | 54014 | N | N |
| 5 | 405320 | 0965 | 08/05 | \$266,000 | 93654 | N | N |
| 5 | 406860 | 0030 | 12/05 | \$202,500 | 15089 | N | N |
| 5 | 406860 | 0100 | 08/04 | \$230,000 | 52326 | N | N |
| 5 | 406860 | 0150 | 02/05 | \$209,950 | 28917 | N | N |

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 58

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 4 | 012105 | 9129 | 09/05 | \$274,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 022105 | 9163 | 02/04 | \$13,000 | EASEMENT OR RIGHT-OF-WAY; |
| 4 | 112105 | 9079 | 12/04 | \$140,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 122105 | 9054 | 11/04 | \$300,000 | SHERIFF / TAX SALE; NO MARKET EXPOSURE |
| 4 | 215200 | 0014 | 12/03 | \$223,600 | MULTI-PARCEL SALE |
| 4 | 232105 | 9073 | 11/03 | \$200,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 242105 | 9049 | 06/03 | \$255,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 252105 | 9024 | 05/05 | \$184,300 | MULTI-PARCEL SALE |
| 4 | 786150 | 0180 | 05/04 | \$75,000 | NO MARKET EXPOSURE |
| 4 | 796845 | 0140 | 07/04 | \$145,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 012105 | 9077 | 10/05 | \$85,000 | FORCED SALE |
| 5 | 012105 | 9132 | 02/03 | \$208,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 062106 | 9075 | 01/04 | \$127,000 | QUIT CLAIM DEED; MOBILE HOME; |
| 5 | 062106 | 9109 | 07/05 | \$185,000 | NON-REPRESENTATIVE SALE |
| 5 | 182106 | 9013 | 06/03 | \$235,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 202106 | 9080 | 10/03 | \$186,500 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 344400 | 0075 | 12/03 | \$123,700 | FORCED SALE |
| 5 | 757010 | 0070 | 06/05 | \$174,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 5 | 757010 | 0110 | 01/03 | \$102,500 | BANKRUPTCY; QUIT CLAIM DEED |

2005 Mobile Home Parcel Ratio Analysis

| | | | |
|--|---------------------------------|---------------------------------------|---|
| District/Team: District V / Team - 2 | Lien Date: 01/01/2005 | Date of Report: 6/28/2006 | Sales Dates: 1/2003 - 12/2005 |
| Area 58- SIR to Lake Morton | Appr ID: MTIA | Property Type: Mobile Homes | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> 41 | | | |
| <i>Mean Assessed Value</i> | 178,000 | | |
| <i>Mean Sales Price</i> | 223,100 | | |
| <i>Standard Deviation AV</i> | 51,908 | | |
| <i>Standard Deviation SP</i> | 64.582 | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> | 0.804 | | |
| <i>Median Ratio</i> | 0.830 | | |
| <i>Weighted Mean Ratio</i> | 0.798 | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> | 0.566 | | |
| <i>Highest ratio:</i> | 1.008 | | |
| <i>Coefficient of Dispersion</i> | 10.64% | | |
| <i>Standard Deviation</i> | 0.110 | | |
| <i>Coefficient of Variation</i> | 17.80% | | |
| <i>Price Related Differential (PRD)</i> | 1.008 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| <i>Lower limit</i> | 0.764 | | |
| <i>Upper limit</i> | 0.852 | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> | 0.770 | | |
| <i>Upper limit</i> | 0.837 | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> | 445 | | |
| <i>B (acceptable error - in decimal)</i> | 0.05 | | |
| <i>S (estimated from this sample)</i> | 0.110 | | |
| Recommended minimum: | 19 | | |
| <i>Actual sample size:</i> | 41 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 18 | | |
| # ratios above mean: | 23 | | |
| <i>Z:</i> | 0.781 | | |
| Conclusion: | Normal* | | |
| <i>*i.e. no evidence of non-normality</i> | | | |

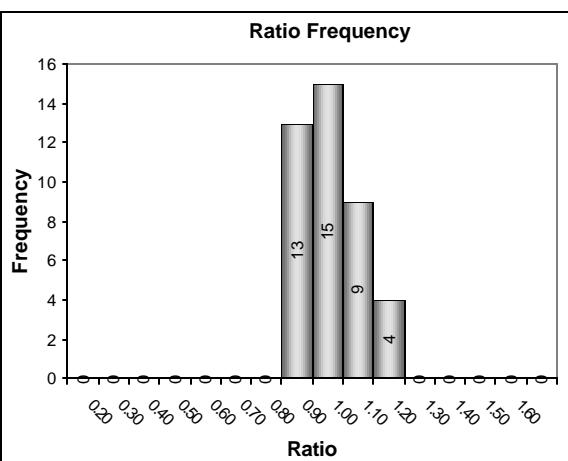


COMMENTS:

Mobile Homes throughout area 58

2006 Mobile Home Parcel Ratio Analysis

| | | | |
|--|---------------------------------|---|---|
| District/Team: District V / Team - 2 | Lien Date: 01/01/2006 | Date of Report: 6/28/2006 | Sales Dates: 1/2003 - 12/2005 |
| Area 58- SIR to Lake Morton | Appr ID: MTIA | Property Type: Mobile Homes | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> 41 | | | |
| <i>Mean Assessed Value</i> | 212,700 | Ratio Frequency | |
| <i>Mean Sales Price</i> | 223,100 | | |
| <i>Standard Deviation AV</i> | 57,015 | | |
| <i>Standard Deviation SP</i> | 64,582 | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> | 0.961 | | |
| <i>Median Ratio</i> | 0.924 | | |
| <i>Weighted Mean Ratio</i> | 0.953 | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> | 0.814 | | |
| <i>Highest ratio:</i> | 1.200 | | |
| <i>Coefficient of Dispersion</i> | 8.67% | | |
| <i>Standard Deviation</i> | 0.101 | | |
| <i>Coefficient of Variation</i> | 10.55% | | |
| <i>Price Related Differential (PRD)</i> | 1.008 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | Comments: | |
| <i>Lower limit</i> | 0.901 | Mobile Homes throughout area 58 | |
| <i>Upper limit</i> | 1.000 | Both assessment level and uniformity have been improved by application of the recommended values. | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> | 0.930 | | |
| <i>Upper limit</i> | 0.992 | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> | 445 | | |
| <i>B (acceptable error - in decimal)</i> | 0.05 | | |
| <i>S (estimated from this sample)</i> | 0.101 | | |
| Recommended minimum: | 16 | | |
| <i>Actual sample size:</i> | 41 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 25 | | |
| # ratios above mean: | 16 | | |
| <i>z:</i> | 1.406 | | |
| Conclusion: | Normal* | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



COMMENTS:

Mobile Homes throughout area 58

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr